

MEMORANDUM

Agenda Item No. 5(G)

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

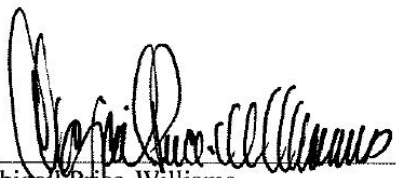
DATE: October 6, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving, pursuant to section 125.37, Florida Statutes, the exchange of two County-owned properties (folio nos. 30-6912-005-0050 and 30-6912-005-0100) (market value \$119,062.00) for three real properties (folio nos. 30-6912-001-0460, 30-6912-008-1150 and 30-6934-003-0040) ("Palm Tree Properties") (market value \$157,294.00) owned by Palm Tree Tax 3, LLC, a Florida limited liability company ("Palm Tree"), for the purpose of developing such properties with a workforce rental housing development; authorizing the County Mayor to complete such exchange of lands and to execute such required documents with Palm Tree, in connection therewith; approving the release of a property (folio no. 30-6912-005-0010) owned by Palm Tree from the requirements of the Miami-Dade Infill Housing Initiative Program and deed restrictions and authorizing the County Mayor to execute such instrument as may be required to effectuate such release; declaring surplus and revising the inventory list of real properties, after a public hearing, to include the Palm Tree properties in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of the Palm Tree properties to Habitat of Greater Miami, Inc., a Florida not-for-profit corporation ("Habitat"), at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to very low- low- or moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program and section 125.379, Florida Statutes; waiving Administrative Order No. 8-4 related to circulation of certain properties; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute County Deeds; and authorizing the County Mayor to take all actions necessary to enforce the provisions set forth in such County Deeds, to provide copies of the County Deeds and the restrictive covenants required therein to the Property Appraiser's Office, and to ensure placement of appropriate signage

Resolution No. R-932-20

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.


Abigail Price-Williams
County Attorney

APW/smm

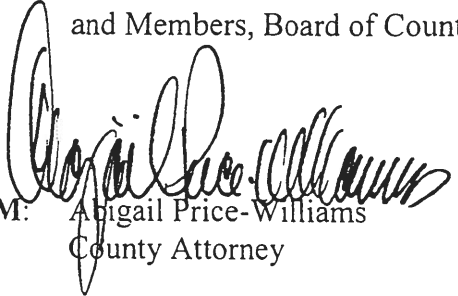


MEMORANDUM

(Revised)

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

DATE: October 6, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(G)

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

Agenda Item No. 5(G)

Veto _____

10-6-20

Override _____

RESOLUTION NO. _____ R-932-20

RESOLUTION APPROVING, PURSUANT TO SECTION 125.37, FLORIDA STATUTES, THE EXCHANGE OF TWO COUNTY-OWNED PROPERTIES (FOLIO NOS. 30-6912-005-0050 AND 30-6912-005-0100) (MARKET VALUE \$119,062.00) FOR THREE REAL PROPERTIES (FOLIO NOS. 30-6912-001-0460, 30-6912-008-1150 AND 30-6934-003-0040) ("PALM TREE PROPERTIES") (MARKET VALUE \$157,294.00) OWNED BY PALM TREE TAX 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("PALM TREE"), FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH A WORKFORCE RENTAL HOUSING DEVELOPMENT; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO COMPLETE SUCH EXCHANGE OF LANDS AND TO EXECUTE SUCH REQUIRED DOCUMENTS WITH PALM TREE, IN CONNECTION THEREWITH; APPROVING THE RELEASE OF A PROPERTY (FOLIO NO. 30-6912-005-0010) OWNED BY PALM TREE FROM THE REQUIREMENTS OF THE MIAMI-DADE INFILL HOUSING INITIATIVE PROGRAM AND DEED RESTRICTIONS AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE SUCH INSTRUMENT AS MAY BE REQUIRED TO EFFECTUATE SUCH RELEASE; DECLARING SURPLUS AND REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE THE PALM TREE PROPERTIES IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF THE PALM TREE PROPERTIES TO HABITAT OF GREATER MIAMI, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("HABITAT"), AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO VERY LOW- LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH THE MIAMI-DADE INFILL HOUSING INITIATIVE PROGRAM AND SECTION 125.379, FLORIDA STATUTES; WAIVING ADMINISTRATIVE ORDER NO. 8-4 RELATED TO CIRCULATION OF CERTAIN PROPERTIES; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE COUNTY DEEDS; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEEDS, TO PROVIDE COPIES OF THE COUNTY DEEDS AND THE RESTRICTIVE COVENANTS REQUIRED THEREIN TO THE PROPERTY APPRAISER'S OFFICE, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

WHEREAS, on October 3, 2017, this Board adopted Resolution No. R-816-17, which authorized the conveyance of a total of 17 County-owned properties to Habitat for Humanity of Greater Miami, Inc., a Florida not-for-profit corporation (“Habitat”), for the purpose of developing such properties with affordable housing to be sold to very low-, low, or moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program (“Infill Housing Program”); and

WHEREAS, Habitat has sent a letter to the District 9 Commissioner, dated March 5, 2020, a copy of which is attached hereto as Attachment “A” and incorporated herein by reference, in which they request that the County consent to Habitat swapping two of the 17 properties (Folio Nos. 30-6912-005-0050 and 30-6912-005-0100) (“Habitat properties”) with Palm Tree Tax 3, LLC, a Florida limited liability of company (“Palm Tree”), which desires to convey three of its properties (Folio Nos. 30-6912-001-0460, 30-6912-008-1150 and 30-6934-003-0040) (“Palm Tree properties”) to Habitat; and

WHEREAS, Palm Tree has sent a letter to the District 9 Commissioner, dated March 5, 2020, a copy of which is attached hereto as Attachment “B” and incorporated herein by reference, in which it offers to convey the Palm Tree properties to the County in exchange for the Habitat properties; and

WHEREAS, the Habitat properties, which according to the Miami-Dade Property Appraiser’s website have a total market value of \$119,062.00, are more fully described in Attachments “C” and “D” attached hereto and incorporated by reference; and

WHEREAS, the Palm Tree properties, which according to the Miami-Dade Property Appraiser’s website have a total market value of \$157,294.00, are more fully described in Attachments “E,” “F” and “G” attached hereto and incorporated by reference; and

WHEREAS, Palm Tree proposes to develop the Habitat properties along with other properties owed by Palm Tree with a workforce rental housing development; and

WHEREAS, the exchange of the Habitat properties for the Palm Tree properties will result in the County having a net gain of \$38,232.00; and

WHEREAS, Habitat proposes to develop the Palm Tree properties with affordable housing to be sold to very low, low or moderate income households in accordance with the Infill Housing Program and section 125.379, Florida Statutes; and

WHEREAS, in light of Habitat's request and its expressed desire to no longer develop the Habitat properties, on June 3, 2020, the Deputy Mayor, in accordance with Resolution No. R-816-17 and the County Deed approved therein, exercised the County's reversionary interest and recorded in the public record a Notice of Reverter, a copy of which is attached hereto as Attachment "H" and incorporated herein by reference, in order to take back the Habitat properties from Habitat; and

WHEREAS, section 125.37, Florida Statutes, states: "[w]henever, in the opinion of the board of county commissioners, the county holds and possesses any real property, not needed for county purposes, and such property may be to the best interest of the county exchanged for other real property, which the county may desire to acquire for county purposes, the said board of county commissioners of any county is authorized and empowered to make such an exchange"; and

WHEREAS, this Board believes that it is in the best interest of the County to convey the Habitat properties to and accept the conveyance of the Palm Tree properties from Palm Tree in accordance with section 125.37, Florida Statutes, because the County will add much needed workforce rental housing in Miami-Dade County; and

WHEREAS, pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department (“ISD”) previously announced the availability of the Habitat properties to all County departments and determined there was no interest in these properties; and

WHEREAS, however, ISD has not announced the availability of the Palm Tree properties; and

WHEREAS, this Board desires to waive the circulation requirement set forth in Administrative Order No. 8-4 related to the Palm Tree properties in order to expedite the conveyance of such properties to Habitat; and

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

WHEREAS, on June 30, 2020, Habitat complied with the requirements of Resolution No. R-407-19 by posting signs on each of the Palm Tree properties, which such signs were posted for a period of four weeks; and

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

WHEREAS, this Board has reviewed the information in Attachment “I,” 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, the Palm Tree properties have not been declared surplus and have not been added to the County's affordable housing inventory list in accordance with section 125.379(1), Florida Statutes; and

WHEREAS, this Board finds that the Palm Tree properties are not needed by the County, are appropriate for use as affordable housing, and desires to revise the County's affordable housing inventory list to include such properties; and

WHEREAS, the Palm Tree properties will be conveyed to Habitat, subject to a reverter, on the condition that Habitat develops the Palm Tree properties with affordable housing to be sold to very low, low or moderate income households in accordance with the Infill Housing Program and section 125.379, Florida Statutes, within two years of the recording of the County Deed, unless such time is extended by this Board; and

WHEREAS, the Habitat properties will be conveyed, in accordance with section 125.37, Florida Statutes, to Palm Tree, subject to a reverter, on the condition that Palm Tree develops the Habitat properties with workforce rental housing within four years of the recording of the County Deed, unless such time is extended by this Board; and

WHEREAS, one of the properties (Folio No. 30-6912-005-0010) that Palm Tree acquired, will continue to own, and will develop with workforce rental housing, was previously conveyed by the County to Dodec, Inc. ("Dodec"), in accordance with Resolution No. R-818-02, for the purpose of developing the property with a single family home to be sold to a qualified homebuyer in accordance with the Infill Housing Program; and

WHEREAS, the before-mentioned property, which is more fully described in Attachment “J” attached hereto and incorporated herein by reference, was never developed by Dodec, but instead conveyed by Dodec to Palm Tree on February 18, 2020; and

WHEREAS, Palm Tree has requested that the County agree to release the property from the deed restrictions and the requirements of the Infill Housing Program on the condition that Palm Tree will develop the property with workforce rental housing; and

WHEREAS, this Board believes it is in the County’s best interest to release the property,

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, in accordance with section 125.37, Florida Statutes, finds and determines that the Habitat properties will be exchanged for the Palm Tree properties.

Section 3. This Board authorizes the County Mayor or County Mayor’s designee to accept a deed from Palm Tree conveying the Palm Tree properties and to file said deed in the public records of Miami-Dade County.

Section 4. This Board declares the Palm Tree properties surplus and, after a public hearing and in accordance with section 125.379(1), Florida Statutes, revises the County’s affordable housing inventory list such properties.

Section 5. Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the Palm Tree properties to Habitat for a price of \$10.00, for the purpose of developing the Palm Tree properties with affordable housing to be sold to very low, low- or moderate income households in accordance with the Infill Housing Program. This Board further waives the circulation requirement set forth in Administrative Order No. 8-4 related to the Palm Tree properties in order to expedite the conveyance of such properties to Habitat.

Section 6. This Board approves the release of a property (Folio No. 30-6912-005-0010) owned by Palm Tree from the Infill Housing Program and the deed restrictions set forth in the County Deed. This Board further authorizes the County Mayor or County Mayor's designee such instrument as may be required to release such property, subject to the approval of the County Attorney's Office, and to record such instrument in the public records of Miami-Dade County.

Section 7. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson to execute the County Deeds, in substantially the form attached hereto and made a part hereof as Attachments "K" and "L."

Section 8. This Board further authorizes the County Mayor or County Mayor's designee to take all actions necessary to effectuate the conveyance, to exercise all rights set forth in the County Deeds, 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 County Mayor's designee should exercise the County's reversionary interest, then the County Mayor or 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 County Mayor's designee to receive on behalf of the County from Palm Tree or Habitat, after conducting all due diligence, including, but not limited to, title searches, environmental reviews, and review of the Infill Housing Program Guidelines, deeds which convey the Palm Tree properties or Habitat properties back to the County in the event Palm Tree or Habitat are unable or fail to comply with the deed restrictions set forth in the County Deeds. Upon the receipt of the deed(s) from Palm Tree or Habitat, the County Mayor or County Mayor's designee shall record such

deed(s) 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 by Habitat or the four years to complete the construction of the workforce rental housing development by Palm Tree contemplated herein shall be subject to this Board's approval.

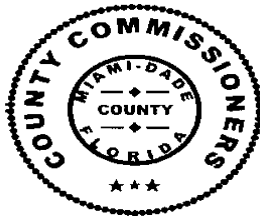
Section 9. This Board directs the County Mayor or County Mayor's designee to (i) ensure that proper signage is placed on the Palm Tree properties identifying the County's name and the name of the district commissioner; (ii) provide copies of the recorded County Deeds and the restrictive covenants required by the County Deeds to the Property Appraiser; and (iii) appoint staff to monitor compliance with the terms of the conveyance.

Section 10. This Board directs the County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the County Deeds, covenants, reverts 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 Commissioner Dennis C. Moss. It was offered by Commissioner **Barbara J. Jordan**, who moved its adoption. The motion was seconded by Commissioner **Dennis C. Moss** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of October, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

Melissa Adames
By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

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

Terrence A. Smith

ATTACHMENT A



3/5/2020

Commissioner Dennis Moss
Miami Dade County District 9
111 NW 1st Street, Suite 220
Miami, fl 33131

Re: Land Swap
Dear Commissioner:

I hope this finds you well and thank you again for your continued support of Habitat for Humanity.

Habitat was recently approached by Palm Tree Tax 3 LLC to inquire about the possibility of swapping some land that Habitat controls (through the infill program and your sponsorship) as the entity was attempting to assemble parcels to create multiple affordable housing units. They proposed to swap two parcels Habitat has in exchange for three parcels suitable for Habitat homes in the very same area.

Given that Habitat would benefit by adding an additional parcel to our inventory, and that more units as being proposed would serve the community, Habitat would have no objection to assigning our interest in the two properties (folios 30-6912-005-0050 & 30-6912-005-0100) in exchange for three properties proposed by Palm Tree Tax 3 LLC.

If this swap is agreeable to you and approved and is within allowable parameters as interpreted by the County Attorney, we are in full agreement. Again, this benefits both Habitat and District 9 as ultimately more units will be available to families.

If I can provide any clarification, please do not hesitate to ask.

A handwritten signature in blue ink, appearing to read "Mario Artecona".

Mario Artecona
Chief Executive Officer

cc: Blake Lickteig
Terence Smith

PALM TREE

March 5, 2020

Honorable Commissioner Dennis C. Moss
10710 SW 211th Street,
Suite 206
Miami, FL 33189

Re: Land swap between Habitat for Humanity and Palm Tree Tax 3

Dear Commissioner Moss:

On behalf of Palm Tree Tax 3, LLC (dba Palm Tree) we would like to thank you for your support and direction towards our Work-force Housing assemblage project.

We are requesting your support and action in finalizing the land swap between Palm Tree and Habitat for Humanity as well as the amendment of existing deed restrictions that will be more consistent with the vision of the Goulds Community Urban Center District (GCUC).

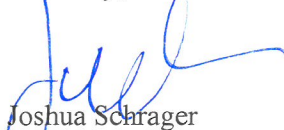
Specifically, Palm Tree would transfer folio #30-6912-001-0460, 30-6912-008-1150, & 30-6934-003-0040 to Habitat for Humanity in exchange for folio #30-6912-005-0050 & 30-6912-005-0100. Additionally, the existing deed restriction on folio #30-6912-005-0010, currently owned by Palm Tree, would be amended to not contradict the GCUC development plan. In further consideration for the swap Palm Tree has agreed to raise the minimum Work-force Housing limit, as outlined by Article XXXIII(K) of the zoning code, for all Palm Tree owned properties on the subject block (total of 50,600sf post-swap).

Since taking ownership, Palm Tree has cleared all vegetation and trash on all the subject properties that were previously neglected within the community and will continue to maintain them. We have proposed funding \$35,000 to clear all outstanding code enforcement liens currently encumbering the properties.

If approved, the resolution will effectively increase the Infill Housing stock by one unit. More importantly, it will solidify the development potential of a block within two blocks of the South Dade Transitway that is zoned for multifamily Work-force housing and allocate single family development for the Infill Program to blocks where it is more consistent with the surrounding uses.

We have attached a map of the subject block as well as the folio numbers of all properties involved with the assemblage and the swap. We appreciate your support.

Sincerely,



Joshua Schrager
Palm Tree
Owner/Manager
954-417-1340

PALM TREE

SUBJECT BLOCK



PALM TREE OWNED	
HABITAT OWNED	

Palm Tree Assemblage	Palm Tree to Habitat
30-6912-005-0030*	30-6912-008-1150*
30-6912-005-0020*	30-6934-003-0040*
30-6912-005-0040*	30-6912-001-0460*
30-6912-005-0190*	
30-6912-005-0010**	
30-6912-005-0050***	
30-6912-005-0100***	

* Notes a property with no existing deed restrictions
** Notes a property owned by Palm Tree with Infill deed restriction
*** Notes a property to be transferred from Habitat to Palm Tree

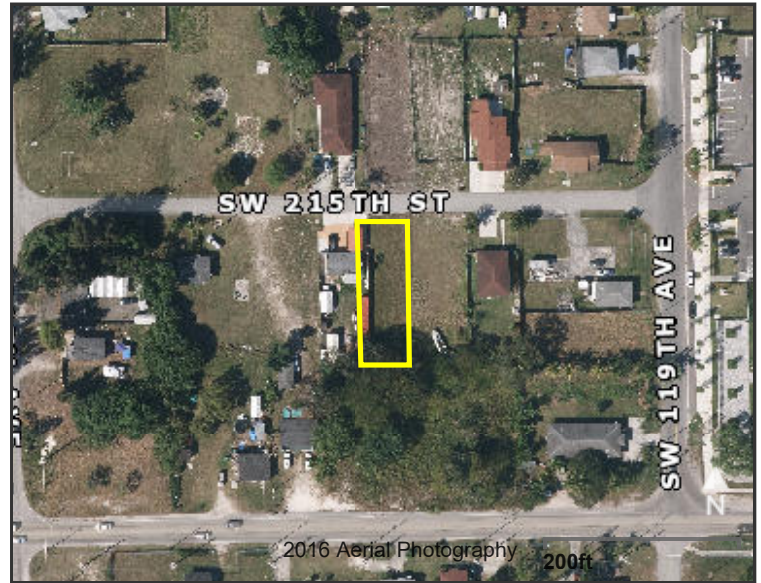


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 4/8/2020

Property Information	
Folio:	30-6912-005-0050
Property Address:	
Owner	HABITAT FOR HUMANITY OF GREATER MIAMI INC
Mailing Address	3800 NW 22 AVE MIAMI, FL 33142 USA
PA Primary Zone	3161 UC CENTER - RESIDENTIAL MODIFIED (RM) 4 MAX HT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,200 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$47,062	\$46,800	\$21,600
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$47,062	\$46,800	\$21,600
Assessed Value	\$47,062	\$46,800	\$17,424

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction			\$4,176
Charitable	Exemption	\$47,062	\$46,800	
County	Exemption			\$17,424
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	\$47,062	\$46,800	\$17,424
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$47,062	\$46,800	\$21,600
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$47,062	\$46,800	\$17,424
Taxable Value	\$0	\$0	\$0

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Property Information

Folio: 30-6912-005-0050

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	UC-RM	3161	Square Ft.	7,125.00	\$46,312
GENERAL	UC-MM	6171	Square Ft.	75.00	\$750

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: 30-6912-005-0050

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	UC-MM	6171	Square Ft.	75.00	\$488
GENERAL	UC-RM	3161	Square Ft.	7,125.00	\$46,312

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: 30-6912-005-0050

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	UC-RM	3161	Square Ft.	7,125.00	\$21,375
GENERAL	UC-MM	6171	Square Ft.	75.00	\$225

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 : 4/8/2020

Property Information

Folio: 30-6912-005-0050

Property Address:

Full Legal Description
12 56 39 .16 AC
SYMMES-SHARMAN TR REV PB 33-45
W50FT OF E279.48FT OF N1/2 OF TR4
LOT SIZE 50.000 X 144
OR 26134-3637 122007 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/01/2017	\$100	30741-3471	Federal, state or local government agency
02/01/2007	\$10,500	25357-1662	Other disqualified

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Version:

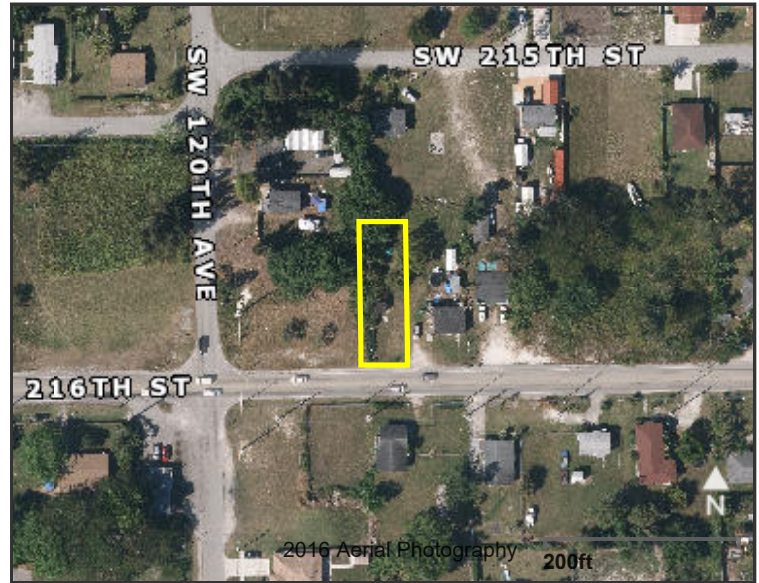


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 4/8/2020

Property Information	
Folio:	30-6912-005-0100
Property Address:	
Owner	HABITAT FOR HUMANITY OF GREATER MIAMI INC
Mailing Address	3800 NW 22 AVE MIAMI, FL 33142 USA
PA Primary Zone	6171 UC CORE - MAIN STREET (MM) 4 MAX HT
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,200 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$72,000	\$46,800	\$21,600
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$72,000	\$46,800	\$21,600
Assessed Value	\$51,480	\$46,800	\$17,424

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$20,520		\$4,176
Charitable	Exemption	\$51,480	\$46,800	
County	Exemption			\$17,424
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	\$51,480	\$46,800	\$17,424
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$72,000	\$46,800	\$21,600
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$51,480	\$46,800	\$17,424
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/8/2020

Property Information

Folio: 30-6912-005-0100

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	UC-MM	6171	Square Ft.	7,200.00	\$72,000

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 : 4/8/2020

Property Information

Folio: 30-6912-005-0100

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	UC-MM	6171	Square Ft.	7,200.00	\$46,800

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 : 4/8/2020

Property Information

Folio: 30-6912-005-0100

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	UC-MM	6171	Square Ft.	7,200.00	\$21,600

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 : 4/8/2020

Property Information

Folio: 30-6912-005-0100

Property Address:

Full Legal Description
12 56 39 .17 AC
SYMMES-SHARMAN TR REV PB 33-45
W50FT OF E478.8FT OF S143.7
FT OF TR 4
LOT SIZE 50.000 X 144
COC 22048-4735 02 2004 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/01/2017	\$100	30741-3471	Federal, state or local government agency
01/25/2017	\$0	30399-4355	Corrective, tax or QCD; min consideration
07/24/2014	\$0	29250-1943	Corrective, tax or QCD; min consideration
10/23/2012	\$100	28325-1980	Federal, state or local government agency
02/01/2004	\$0	22048-4735	Sales which are disqualified as a result of examination of the deed

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Version:

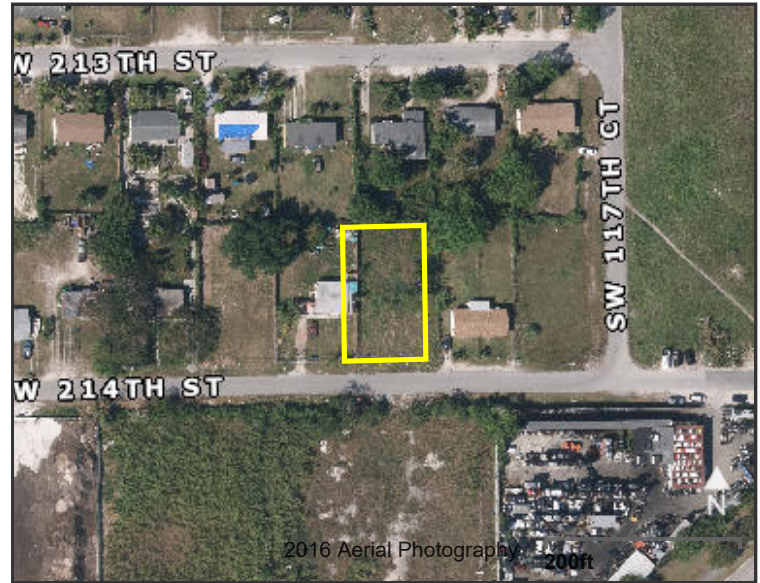


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 6/5/2020

Property Information	
Folio:	30-6912-001-0460
Property Address:	
Owner	PALM TREE TAX 3 LLC
Mailing Address	200 S PARK RD #425 HOLLYWOOD, FL 33021 USA
PA Primary Zone	3050 UC EDGE - RESIDENTIAL (R) 2 MAX HT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	10,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$72,000	\$58,500	\$58,500
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$72,000	\$58,500	\$58,500
Assessed Value	\$72,000	\$26,353	\$23,958

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$32,147	\$34,542
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	\$0	\$0	\$0
Taxable Value	\$72,000	\$26,353	\$23,958
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$72,000	\$58,500	\$58,500
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$72,000	\$26,353	\$23,958

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/5/2020

Property Information

Folio: 30-6912-001-0460

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-R	3050	Square Ft.	7,500.00	\$60,000
GENERAL	UC-R	3050	Square Ft.	3,000.00	\$12,000

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 : 6/5/2020

Property Information

Folio: 30-6912-001-0460

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	UC-R	3050	Square Ft.	7,500.00	\$48,750
GENERAL	UC-R	3050	Square Ft.	3,000.00	\$9,750

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 : 6/5/2020

Property Information

Folio: 30-6912-001-0460

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	UC-R	3050	Square Ft.	7,500.00	\$48,750
GENERAL	UC-R	3050	Square Ft.	3,000.00	\$9,750

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 : 6/5/2020

Property Information

Folio: 30-6912-001-0460

Property Address:

Full Legal Description
ALPINE HEIGHTS PB 47-99
LOT 20 BLK 2
LOT SIZE 79.000 X 140
OR 21841-3911 1103 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/13/2020	\$100	31899-3522	Corrective, tax or QCD; min consideration
10/01/2019	\$100	31739-3202	Corrective, tax or QCD; min consideration
07/11/2019	\$100	31531-4273	Corrective, tax or QCD; min consideration
07/11/2019	\$100	31531-4254	Corrective, tax or QCD; min consideration
07/12/2011	\$100	27754-2692	Corrective, tax or QCD; min consideration

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Version:



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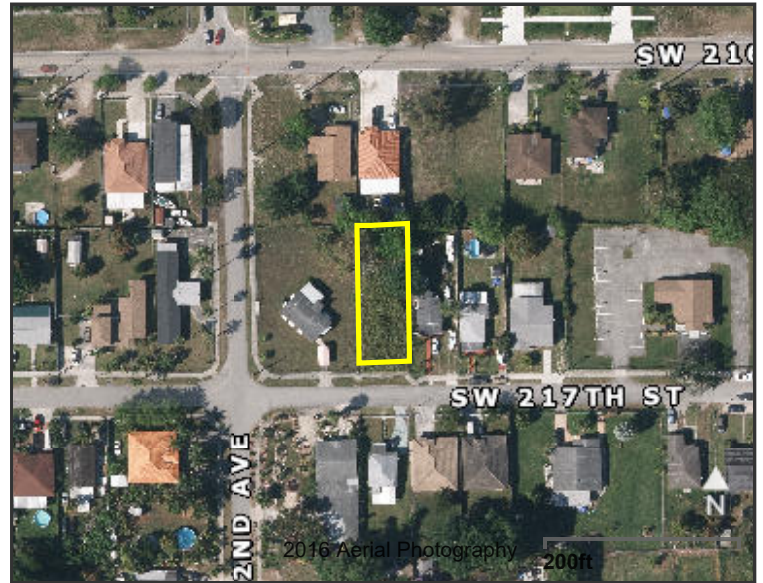
Detailed Report

Generated On : 4/8/2020

Property Information	
Folio:	30-6912-008-1150
Property Address:	
Owner	PALM TREE TAX 3 LLC
Mailing Address	200 S PARK RD STE 425 HOLLYWOOD, FL 33021 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,100 Sq.Ft
Year Built	0

Assessment Information			
Year	2019	2018	2017
Land Value	\$42,600	\$35,500	\$21,300
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$42,600	\$35,500	\$21,300
Assessed Value	\$20,790	\$18,900	\$17,182

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$21,810	\$16,600	\$4,118
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	\$0	\$0	\$0
Taxable Value	\$20,790	\$18,900	\$17,182
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$42,600	\$35,500	\$21,300
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$20,790	\$18,900	\$17,182

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/8/2020

Property Information

Folio: 30-6912-008-1150

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-2	5700	Square Ft.	7,100.00	\$42,600

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 : 4/8/2020

Property Information

Folio: 30-6912-008-1150

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-2	5700	Square Ft.	7,100.00	\$35,500

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 : 4/8/2020

Property Information

Folio: 30-6912-008-1150

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-2	5700	Square Ft.	7,100.00	\$21,300

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/8/2020

Property Information

Folio: 30-6912-008-1150

Property Address:

Full Legal Description
12-13 56 39 .16 AC
DIXIE PINES PB 31-51
E50FT OF W150FT OF S1/2 OF TR 11
LOT SIZE 50.000 X 142
CASE #99-1542 1100
OR 21708-3164 09 2003 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/11/2019	\$100	31531-4273	Corrective, tax or QCD; min consideration
07/11/2019	\$100	31531-4254	Corrective, tax or QCD; min consideration
11/15/2011	\$100	27895-4595	Corrective, tax or QCD; min consideration
10/01/2003	\$0	21708-3164	Sales which are disqualified as a result of examination of the deed
05/01/1977	\$3,600	00000-00000	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 : 6/5/2020

Property Information	
Folio:	30-6934-003-0040
Property Address:	26430 SW 137 AVE Miami, FL 33032-7724
Owner	PALM TREE TAX 3 LLC
Mailing Address	200 S PARK RD #425 HOLLYWOOD, FL 33021 USA
PA Primary Zone	3050 UC EDGE - RESIDENTIAL (R) 2 MAX HT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	9,975 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$56,794	\$56,794	\$34,950
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$56,794	\$56,794	\$34,950
Assessed Value	\$56,794	\$21,904	\$19,913

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$34,890	\$15,037
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	\$0	\$0	\$0
Taxable Value	\$56,794	\$21,904	\$19,913
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$56,794	\$56,794	\$34,950
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$56,794	\$21,904	\$19,913

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/5/2020

Property Information

Folio: 30-6934-003-0040

Property Address: 26430 SW 137 AVE

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-R	3050	Square Ft.	7,500.00	\$48,750
GENERAL	UC-R	3050	Square Ft.	2,475.00	\$8,044

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 : 6/5/2020

Property Information

Folio: 30-6934-003-0040

Property Address: 26430 SW 137 AVE

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-R	3050	Square Ft.	7,500.00	\$48,750
GENERAL	UC-R	3050	Square Ft.	2,475.00	\$8,044

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 : 6/5/2020

Property Information

Folio: 30-6934-003-0040

Property Address: 26430 SW 137 AVE Miami, FL 33032-7724

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-R	3050	Square Ft.	7,500.00	\$30,000
GENERAL	UC-R	3050	Square Ft.	2,475.00	\$4,950

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 : 6/5/2020

Property Information

Folio: 30-6934-003-0040

Property Address: 26430 SW 137 AVE

Full Legal Description

34 56 39 .23 AC

SUNNY HAVEN PB 47-6

LOT 4 BLK 1

LOT SIZE 75.000 X 133

OR 21841-3897 1103 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
04/13/2020	\$100	31899-3518	Corrective, tax or QCD; min consideration
10/01/2019	\$100	31739-3196	Corrective, tax or QCD; min consideration
07/11/2019	\$100	31531-4273	Corrective, tax or QCD; min consideration
07/11/2019	\$100	31531-4254	Corrective, tax or QCD; min consideration
07/12/2011	\$100	27754-2683	Corrective, tax or QCD; min consideration

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Version:

Instrument prepared by and returned to:
 Terrence Smith, Assistant County Attorney
 Miami-Dade County Attorney's Office
 111 N.W. 1 Street, 28th Floor
 Miami, Florida 33128-1907

Folio No: See Exhibit "A"

NOTICE OF REVERTER

TO: Habitat for Humanity of Greater Miami, Inc.
 3800 NW 22 Ave.
 Miami, Florida 33142
 Attention: Mario Artecona, CEO

You are hereby notified that on June, 3, 2020, title to the properties (Folio 30-6912-005-0050 and 30-6912-005-0100) conveyed by Miami-Dade County to Habitat for Humanity of Greater Miami, Inc. by County Deed dated November 1, 2017 and recorded on November 2, 2017, in the Official Records Book 30741, Pages 3471-3477 of Miami-Dade County, Florida, automatically reverted to Miami-Dade County pursuant to the terms and conditions of said County Deed.

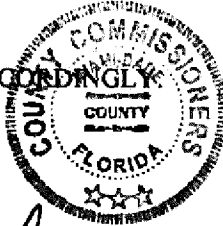
PLEASE BE GOVERNED ACCORDINGLY

ATTEST:

HARVEY RUVIN, CLERK

By:

Deputy Clerk



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

By:

Maurice L. Kemp
 Deputy Mayor

(OFFICIAL SEAL)

Approved for legal sufficiency [Signature]

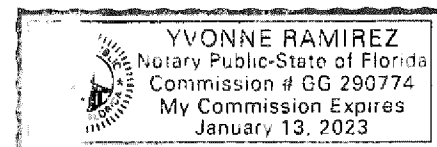
Terrence A. Smith
 Assistant County Attorney

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23rd day of May, 2020, by Maurice L. Kemp, as Deputy Mayor of MIAMI-DADE COUNTY, who is ☒ personally known to me or ☐ has produced _____, as identification.

[Signature]
 Notary Public
 State of Florida at Large
 My Commission Expires:



I, Mario Artecona, CEO of Habitat for Humanity of Greater Miami, Inc., hereby consent to the reversion of the property of Miami-Dade County and the recordation of this Notice of Reverter in Public Records of Miami-Dade County, and hereby release all rights, title and interest in the properties. I further hereby agree and acknowledge that such reversion became effective on JUNE, 3, 2020.

HABITAT FOR HUMANITY OF GREATER MIAMI, INC.

By: [Signature]
Mario Artecona, CEO of Habitat for Humanity of Greater Miami, Inc.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 15th day of May, 2020, by Mario Artecona, CEO of Habitat for Humanity of Greater Miami, Inc., who is (✓) personally known to me or () has produced _____, as identification.



Lissette Gomez
Commission # GG17287
Expires: November 27, 2020
Bonded thru Aaron Notary

[Signature]

Notary Public
State of Florida at Large

My Commission Expires:

EXHIBIT "A"**LEGAL DESCRIPTIONS**

30-6912-005-0050	12 56 39 .16 AC SYMMES-SHARMAN TR REV PB 33-45 W50FT OF E279.48FT OF N1/2 OF TR4
30-6912-005-0100	12 56 39 .17 AC SYMMES-SHARMAN TR REV PB 33-45 W50FT OF E478.8FT OF S143.7 FT OF TR 4

Attachment "I"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15- HABITAT FOR HUMANITY (EXCHANGE)

FOLIO	OWNER	ANNUAL TAX REVENUE GENERATED	LOT SIZE	COMM DISTRICT	2020 MARKET VALUE	LEGAL DESCRIPTION	ZONING	ANNUAL COST TO MAINTAIN	ADDRESS	CIRCULATED TO COUNTY DEPARTMENTS	SURPLUS	DEED TYPE
1 3069120050050	HABITAT FOR HUMANITY OF GREATER MIAMI INC	\$1,043.19	7,200 SQ. FT.	9	\$57,750	12 56 39 .16 AC SYMMES-SHARMAN TR REV PB 33-45 W50FT OF E279.48FT OF N1/2 OF TR 4	UC-MM	\$314.00	ADJACENT EAST OF 11950 SW 215 ST	YES 4/25/2017	YES R-979-17- R-816-17	MIAMI-DADE COUNTY DEED 11/1/2017
2 3069120050100	HABITAT FOR HUMANITY OF GREATER MIAMI INC	\$1,294.80	7,200 SQ. FT.	9	\$72,000	12 56 39 .17 AC SYMMES-SHARMAN TR REV PB 33-45 W50FT OF E478.8FT OF S143.7 FT OF TR 4	UC-MM	\$314.00	ADJACENT WEST OF 11969 SW 216 ST	YES 4/25/2017	YES R-979-17- R-816-17	MIAMI-DADE COUNTY DEED 11/1/2017
3 3069120010460	PALM TREE TAX 3 LLC	\$1,308.42	10,500 SQ. FT.	9	\$72,000	ALPINE HEIGHTS PB 47-99 LOT 20 BLK 2	UC-R	\$456.00	ADJACENT EAST OF 11797 SW 214 ST	NOT APPLICABLE	NOT APPLICABLE	QUIT CLAIM DEED 4/13/2020
4 3069120081150	PALM TREE TAX 3 LLC	\$838.37	7,100 SQ. FT.	9	\$46,150	12-13 56 39 .16 AC DIXIE PINES PB 31-51 E50FT OF W150FT OF S1/2 OF TR 11	RU-2	\$310.00	ADJACENT WEST OF 12131 SW 217 ST	NOT APPLICABLE	NOT APPLICABLE	QUIT CLAIM DEED 7/11/2019
5 3069340030040	PALM TREE TAX 3 LLC	\$1,040.08	9,975 SQ. FT.	9	\$56,794	34 56 39 .23 AC SUNNY HAVEN PB 47-6 LOT 4 BLK 1	UC-R	\$435.00	26430 SW 137 AVE	NOT APPLICABLE	NOT APPLICABLE	QUIT CLAIM DEED 4/13/2020



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/18/2020

Property Information	
Folio:	30-6912-005-0010
Property Address:	
Owner	PALM TREE TAX 3 LLC
Mailing Address	200 S PARK RD STE 425 HOLLYWOOD, FL 33021 USA
PA Primary Zone	6171 UC CORE - MAIN STREET (MM) 4 MAX HT
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,450 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$54,500	\$54,500	\$35,424	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$54,500	\$54,500	\$35,424	
Assessed Value	\$17,552	\$15,957	\$14,507	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$36,948	\$38,543	\$20,917
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	\$0	\$0	\$0
Taxable Value	\$17,552	\$15,957	\$14,507
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$54,500	\$54,500	\$35,424
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$17,552	\$15,957	\$14,507

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/18/2020

Property Information

Folio: 30-6912-005-0010

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MM	6172	Square Ft.	125.00	\$1,250
GENERAL	UC-MM	6171	Square Ft.	5,325.00	\$53,250

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 : 8/18/2020

Property Information

Folio: 30-6912-005-0010

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	UC-MM	6172	Square Ft.	125.00	\$1,250
GENERAL	UC-MM	6171	Square Ft.	5,325.00	\$53,250

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 : 8/18/2020

Property Information

Folio: 30-6912-005-0010

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	UC-MM	6172	Square Ft.	125.00	\$812
GENERAL	UC-MM	6171	Square Ft.	5,325.00	\$34,612

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/18/2020

Property Information

Folio: 30-6912-005-0010

Property Address:

Full Legal Description
12 56 39 0.12 AC M/L
SYMMES SHARMAN TR REV PB 33-45
BEG 128.8FTW OF SE COR TR 4 TH
N143.7FT W50FT S143.7FT
E50FT TO POB LESS S35FT FOR R/W
LOT SIZE 50.000 X 109
OR 20656-0887 0802 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/18/2020	\$100	31828-3996	Corrective, tax or QCD; min consideration

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Version:

ATTACHMENT “K”

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

Folio No: See Exhibit “A” attached.

COUNTY DEED

THIS DEED, made this ____ day of _____, 2020 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, (hereinafter “County”), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **PALM TREE TAX 3, LLC**, a Florida limited liability of company (the “Palm Tree”), whose address is 3800 NW 22 Avenue, Miami, Florida 33142, 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 Palm Tree, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Palm Tree, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the “Properties”):

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

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

1. That the Properties shall be developed by Palm Tree with workforce rental housing (“Dwelling Units”).
2. That the Properties shall be developed within four (4) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this paragraph 2, the County may, in its sole discretion, waive this requirement upon the Miami-Dade Board of County Commissioners finding it necessary to extend the timeframe in which Palm Tree must complete the Dwelling Units. In order for such waiver by the County to be effective, it shall:
 - a. Be given by the County Mayor or the County Mayor’s designee prior to the event of the reverter; and
 - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor’s designee giving such waiver and specifying the new time frame in which Palm Tree must complete the Dwelling Units. The letter by the County shall be conclusive evidence upon which any

party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within four (4) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.

3. That Palm Tree shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
4. That Palm Tree shall pay real estate taxes and assessments on the Properties or any part thereof when due. Palm Tree 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 Palm Tree may encumber the Properties with:
 - a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
 - b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
 - c) Any mortgage(s) in favor of any lender that may go into default, lis penden, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the "successors heirs and assigns" of the burdened land owner.
5. The recordation, together with any mortgage purporting to meet the requirements of paragraph 4(a) or 4(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Project is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

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

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

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

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

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk

By: _____
Audrey M. Edmonson, Chairwoman

Approved for legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

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

IN WITNESS WHEREOF, the representative of **PALM TREE TAX 3, LLC**, a Florida limited liability of company, 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 **PALM TREE TAX 3, LLC**, a Florida limited liability of company. 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 NUMBERS

LEGAL DESCRIPTIONS

30-6912-005-0050	SYMMES-SHARMAN TR REV PB 33-45 W50FT OF E279.48FT OF N1/2 OF TR4
30-6912-005-0100	SYMMES-SHARMAN TR REV PB 33-45 W50FT OF E478.8FT OF S143.7 FT OF TR 4

ATTACHMENT “L”

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

Folio No: See Exhibit “A” attached.

COUNTY DEED

THIS DEED, made this ____ day of _____, 2020 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, (hereinafter “County”), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit 501(c)3 corporation (the “Habitat”), whose address is 3800 NW 22 Avenue, Miami, Florida 33142, 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 Habitat, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Habitat, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the “Properties”):

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

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

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

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

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

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

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

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

respective successors and assigns.

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

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

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

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

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk

By: _____
Audrey M. Edmonson, Chairwoman

Approved for legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

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

IN WITNESS WHEREOF, the representative of **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit 501(c)3 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

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 **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit 501(c)3 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 NUMBERS

LEGAL DESCRIPTIONS

30-6912-001-0460	ALPINE HEIGHTS PB 47-99 LOT 20 BLK 2
30-6912-008-1150	DIXIE PINES PB 31-51 E50FT OF W150FT OF S1/2 OF TR 11
30-6934-003-0040	SUNNY HAVEN PB 47-6 LOT 4 BLK 1

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

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this 16th day of November 2020 by MIAMI-DADE COUNTY, a political subdivision of the State of Florida, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and HABITAT FOR HUMANITY OF GREATER MIAMI, INC., a Florida not-for-profit 501(c)3 corporation (the "Habitat"), whose address is 3800 NW 22 Avenue, Miami, Florida 33142, 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 Habitat, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Habitat, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

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

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

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

such waiver by the County to be effective, it shall:

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

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

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

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

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

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish Habitat 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.

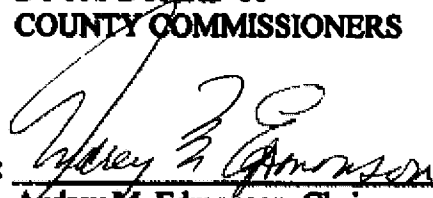
(OFFICIAL SEAL)

ATTEST:

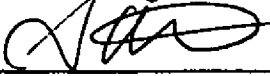
HARVEY RUVIN, CLERK

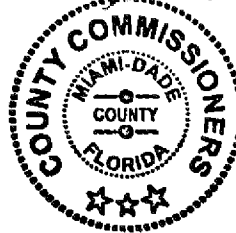
By: 
Deputy Clerk

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

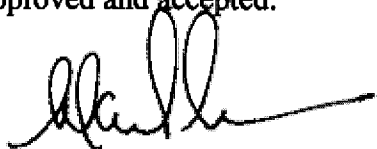


The foregoing was authorized by Resolution No. R-932-20 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 6th day of October, 2020.

IN WITNESS WHEREOF, the representative of **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit 501(c)3 corporation, has caused this document to be executed by their respective and duly authorized representative on this 27th day of October, 2020, and it is hereby approved and accepted.


Witness/Attest


Witness/Attest

By: 
Name: MARIO ARREOLA
Title: CEO

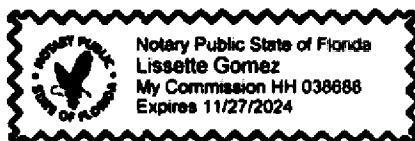
STATE OF FLORIDA

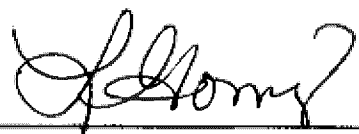
COUNTY OF MIAMI-DADE

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 27th day of October, 2020 by MARIO ARREOLA as CEO, on behalf of **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit 501(c)3 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 NUMBERS****LEGAL DESCRIPTIONS**

30-6912-001-0460	ALPINE HEIGHTS PB 47-99 LOT 20 BLK 2
30-6912-008-1150	DIXIE PINES PB 31-51 E50FT OF W150FT OF S1/2 OF TR 11
30-6934-003-0040	SUNNY HAVEN PB 47-6 LOT 4 BLK 1

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

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this 16th day of November, 2020 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **PALM TREE TAX 3, LLC**, a Florida limited liability of company (the "Palm Tree"), whose address is 200 South Park Rd Ste. 425, Hollywood, FL 33021, 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 Palm Tree, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Palm Tree, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

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

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

1. That the Properties shall be developed by Palm Tree with affordable and workforce rental housing ("Dwelling Units").
2. That the Properties shall be developed within four (4) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this paragraph 2, the County may, in its sole discretion, waive this requirement upon the Miami-Dade Board of County Commissioners finding it necessary to extend the timeframe in which Palm Tree must complete the Dwelling Units. In order for such waiver by the County to be effective, it shall:
 - a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
 - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which Palm Tree must complete the Dwelling Units. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such

date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within four (4) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.

3. That Palm Tree shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
4. That Palm Tree shall pay real estate taxes and assessments on the Properties or any part thereof when due. Palm Tree 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 Palm Tree may encumber the Properties with:
 - a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
 - b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
 - c) Any mortgage(s) in favor of any lender that may go into default, lis pendens, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the "successors heirs and assigns" of the burdened land owner.
5. The recordation, together with any mortgage purporting to meet the requirements of paragraph 4(a) or 4(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Project is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

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

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish Palm Tree 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

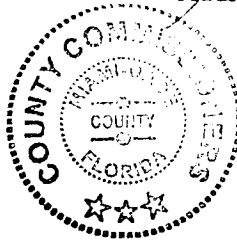
By: _____

Audrey M. Edmonson, Chairwoman

Approved for legal sufficiency:

By: _____

Terrence A. Smith
Assistant County Attorney



The foregoing was authorized by Resolution No. R-932-20 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 6th day of October, 2020.

IN WITNESS WHEREOF, the representative of **PALM TREE TAX 3, LLC**, a Florida limited liability of company, has caused this document to be executed by their respective and duly authorized representative on this 26 day of October, 2020, and it is hereby approved and accepted.

William Lick
Witness/Attest William Lick

By: [Signature]
Name: JOSHUA SCHACHT
Title: MEM

[Signature]
Witness/Attest Grilda Onate Cavallo

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26th day of October, 2020 by Joshua Schachter as Manager, on behalf of **PALM TREE TAX 3, LLC**, a Florida limited liability of company. S/he is personally known to me or has produced a Florida Driver's License No. _____ as identification.

[Signature]
Notary Public
State of Florida at Large

My Commission Expires:
June 27, 2024

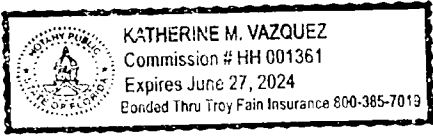


EXHIBIT A**FOLIO NUMBERS****LEGAL DESCRIPTIONS**

30-6912-005-0050	SYMMES-SHARMAN TR REV PB 33-45 W50FT OF E279.48FT OF N1/2 OF TR4
30-6912-005-0100	SYMMES-SHARMAN TR REV PB 33-45 W50FT OF E478.8FT OF S143.7 FT OF TR 4

Prepared by and return to:
Alexis Sophia Read, Esq.

25 SE Second Ave Eighth Floor
Miami, FL 33131
305-209-2131
File Number: **PalmTree-Habitat**

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 26 day of October, 2020 between **Palm Tree Tax 3 LLC, a Florida limited liability company** whose post office address is **200 South Park Road, Suite 425, Hollywood, FL 33021**, grantor, and **Miami-Dade County, a political subdivision of the State of Florida** whose post office address is **Stephen P. Clark Center, 111 NW 1 Street, Miami, FL 33128**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in , to-wit:

ALPINE HEIGHTS PB 47-99 LOT 20 BLK 2 SIZE 79.000 X 140
OR 21841-3911 1103 3

Folio No. 30-6912-001-0460

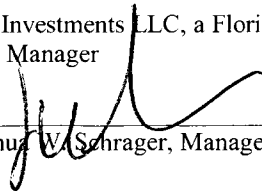
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

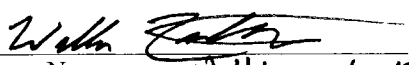
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Palm Tree Tax 3 LLC, a Florida limited liability company

By: LB Tax Investments LLC, a Florida limited liability company, its Manager

By: 
Joshua W. Schrager, Manager

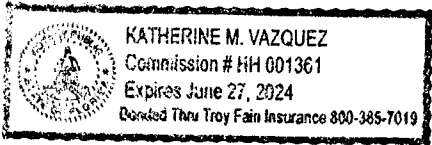

Witness Name: William Lickteig


Witness Name: Gilda Onate-Cavallero

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of October, 2020 by Joshua W. Schrager, Manager of Palm Tree Tax 3 LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



K. Vazquez
Notary Public
Printed Name: Katherine Vazquez
My Commission Expires: June 27, 2024

Prepared by and return to:
Alexis Sophia Read, Esq.
Read Law PLLC
25 SE Second Ave Eighth Floor
Miami, FL 33131
305-209-2131
File Number: **PalmTree-Habitat**

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 26 day of October, 2020 between **Palm Tree Tax 3 LLC, a Florida limited liability company** whose post office address is **200 South Park Road, Suite 425, Hollywood, FL 33021**, grantor, and **Miami-Dade County, a political subdivision of the State of Florida** whose post office address is **Stephen P. Clark Center, 111 NW 1 Street, Miami, FL 33128**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in , to-wit:

**12-13 56 39 .16 AC DIXIE PINES PB 31-51 E50FT OF W150FT OF S1/2 OF TR 11
SIZE 50.000 X 142 CASE #99-1542 1100 OR 21708-3164 09 2003 3**

Folio No. 30-6912-008-1150

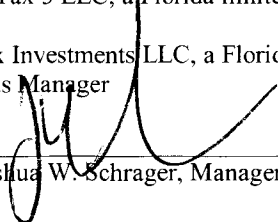
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

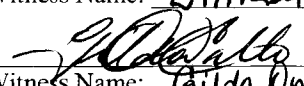
Signed, sealed and delivered in our presence:

Palm Tree Tax 3 LLC, a Florida limited liability company

By: LB Tax Investments LLC, a Florida limited liability company, its Manager

By: 
Joshua W. Schrager, Manager

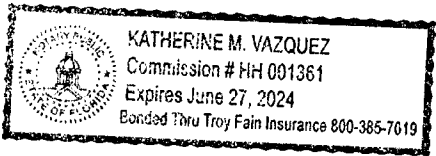

Witness Name: William Lickteig


Witness Name: Gilda Onate-Castro

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of October, 2020 by Joshua W. Schrager, Manager of Palm Tree Tax 3 LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



K. Vazquez
Notary Public

Printed Name: Katherine Vazquez

My Commission Expires: June 27th 2024

Prepared by and return to:
Alexis Sophia Read, Esq.
Read Law PLLC
25 SE Second Ave Eighth Floor
Miami, FL 33131
305-209-2131
File Number: **PalmTree-Habitat**

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 26 day of October, 2020 between **Palm Tree Tax 3 LLC, a Florida limited liability company** whose post office address is **200 South Park Road, Suite 425, Hollywood, FL 33021**, grantor, and **Miami-Dade County, a political subdivision of the State of Florida** whose post office address is **Stephen P. Clark Center, 111 NW 1 Street, Miami, FL 33128**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in , to-wit:

34 56 39 .23 AC SUNNY HAVEN PB 47-6 LOT 4 BLK 1 LOT SIZE 75.000 X 133 OR 21841-3897 1103 3

Folio No. 30-6934-003-0040

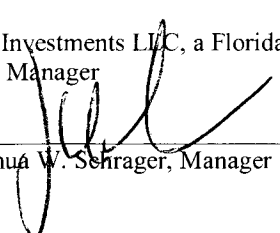
To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Palm Tree Tax 3 LLC, a Florida limited liability company

By: LB Tax Investments LLC, a Florida limited liability company, its Manager

By: 
Joshua W. Schragger, Manager

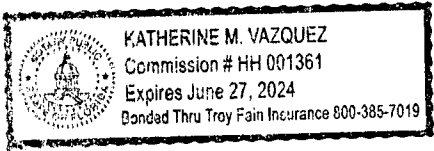

Witness Name: William L. Kitz


Witness Name: Gilda Onate-Cowallo

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 26th day of October, 2020 by Joshua W. Schrager, Manager of Palm Tree Tax 3 LLC, a Florida limited liability company, on behalf of the company, who [X] is personally known to me or [] has produced a driver's license as identification.

[Notary Seal]



K. Vazquez
Notary Public
Printed Name: Katherine Vazquez
My Commission Expires: June 27th, 2024



CFN 2022R0956801
OR BK 33517 Pgs 2438-2444 (7Pgs)
RECORDED 12/23/2022 12:53:59
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

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

Folio No: See Exhibit "A" attached.

CORRECTIVE COUNTY DEED

The purpose of this Corrective County Deed ("Corrective Deed") is to correct the order of recording of the original County Deed ("Deed") conveying certain properties identified in Exhibit "A" attached hereto to Habitat for Humanity of Greater Miami, Inc., dated November 16, 2020, and recorded on December 16, 2020, in the Official Records Book 32242, Pages 2843-2849 of the Public Records of Miami-Dade County. The Deed should have been recorded after the recording of the Quit Claim Deed conveying property from Palm Tree Tax 3, LLC to Miami-Dade County, dated October 26, 2020, and recorded on December 16, 2020, in the Official Records Book 32244, Pages 1124-1125. This Corrective County Deed shall supersede and replace the Deed.

THIS DEED, made this 22 day of December, 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. 1 Street, Miami, Florida 33128-1963, and HABITAT FOR HUMANITY OF GREATER MIAMI, INC., a Florida not-for-profit 501(c)3 corporation (the "Habitat"), whose address is 3800 NW 22 Avenue, Miami, Florida 33142, 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 Habitat, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Habitat, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

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

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

1. That the Properties shall be developed by Habitat with affordable housing ("Dwelling Units"), as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Habitat shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 120% of the most recent median family income for the



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

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



6. That Habitat shall require that the qualified households purchasing the Dwelling Units execute and record simultaneously with the deed of conveyance from Habitat to the qualified household the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

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

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

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

8. The recordation, together with any mortgage purporting to meet the requirements of paragraph 7(a) or 7(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or



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

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

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish Habitat 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: _____

Oliver G. Gilbert III, Chairman

Approved for legal sufficiency:

By: _____

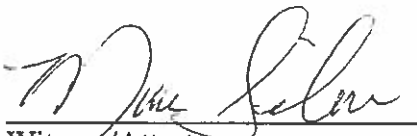
Terrence A. Smith
Assistant County Attorney

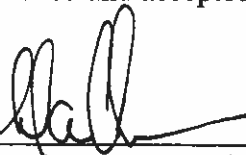


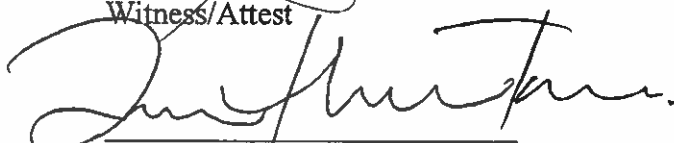
The foregoing was authorized by Resolution No. R-932-20 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 6th day of October, 2020.



IN WITNESS WHEREOF, the representative of **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit 501(c)3 corporation, has caused this document to be executed by their respective and duly authorized representative on this 7th day of November, 2022, and it is hereby approved and accepted.


Witness/Attest

By: 
Name: Mario J. Artecona
Title: CEO


Witness/Attest

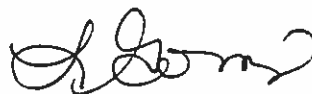
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 7th day of November 2022 by Mario Artecona as CEO, on behalf of **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit 501(c)3 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:

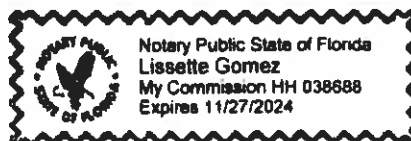


EXHIBIT A

FOLIO NUMBERS

LEGAL DESCRIPTIONS

30-6912-001-0460	ALPINE HEIGHTS PB 47-99 LOT 20 BLK 2
30-6912-008-1150	DIXIE PINES PB 31-51 E50FT OF W150FT OF S1/2 OF TR 11
30-6934-003-0040	SUNNY HAVEN PB 47-6 LOT 4 BLK 1

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on _____ day of
DEC 23 2022, AD 20____

WITNESS my hand and Official Seal.

HARVEY RUVIN, Clerk of Circuit and County Courts

By _____ D.C.

TANASHA ARNOLD #201144

