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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 8(G)(3)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: July 7, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution relating to the annexation request of the Town of Medley; directing, after a public hearing, pursuant to section 20-7(b) of the Code, that the County Attorney prepare the appropriate ordinance and interlocal agreement to effectuate the annexation request, or denying or deferring the annexation request

Resolution No. R-623-22

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Chairman Jose "Pepe" Diaz.

Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum

Date: July 7, 2022

To: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

Subject: Town of Medley Annexation Application – Sections 9, 14, 15 and 31

It is recommended that, pursuant to Chapter 20-7(B) of the Code of Miami-Dade County (Code) and following the required public hearing, the Board of County Commissioners (Board) consider the accompanying resolution to take one of the following actions:

- Deny the requested boundary change as presented by the Town of Medley (Town);
- Approve the boundary change and direct the County Attorney to prepare an appropriate ordinance and agreements accomplishing the proposed boundary change and place the items on the appropriate agenda; or
- Defer such requested boundary change for further consideration at a subsequent meeting.

Recommendation

It is recommended that the Board, pursuant to Chapter 20 of the Code, consider the boundary changes requested by the Town. The Town is proposing to annex four (4) areas as detailed in Exhibit 1 to the resolution. The proposed annexation areas are not deemed enclaves, as defined in Chapter 20 of the Code, nor would the annexations create any unincorporated enclaves. In addition, the proposed annexation request complies with the requirements of Section 20-3.1 of the Code.

Scope

The proposed annexation areas are approximately 1,632.37 acres or 2.55 square miles of the Unincorporated Municipal Service Area (UMSA) and is entirely within County Commission District 12, represented by Chairman Jose "Pepe" Diaz. The four proposed annexation areas are generally bounded, as follows:

Section 9

NW 90th Street to the North, NW 74th Street to the South, NW 97th Avenue to the West, and NW 87th Avenue to the East as depicted in Exhibit 1 to the resolution.

Section 14

NW 7 4th Street to the North, State Road (SR) 934 to the south, SR 826 extension to the west, and NW 72nd Avenue to the east as depicted in Exhibit 1 to the resolution.

Section 15

NW 74th Street on the north, NW 64st Street on the south, NW 87th Avenue to the west, and the SR 826 extension to the east as depicted in Exhibit 1 to the resolution.

Section 31
NW 122nd Street to the north, NW 106th Street to the south, the Florida's Turnpike to the west, and NW 107th Avenue to the east as depicted in Exhibit 1 to the resolution.

Delegation of Authority
This item does not delegate any authority to the Mayor.

Fiscal Impact/Funding Source
Exhibit 3 to the resolution sets forth the fiscal impact to UMSA of the proposed annexation area.

Section 9
The 2021 preliminary roll taxable value within the proposed annexation area is $4,253,603. The area generates an estimated $8,951 in revenue. The County spends an estimated $301,362 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated $ 292,411 if the area were to be annexed.

If the current Town millage rate of 3.9 mills were to be applied, the ad valorem revenues attributable to the annexation area would be $15,760. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area is $7,792. The expected tax increase to the annexation area would be 1.9717 mills and $7,967. There are 3 property folios in the area, and the average property owner would pay an additional $2,656 per year if this annexation is approved.

Additionally, pursuant to Section 20-8.2 of the Code, the County shall forever retain all the area's utility tax revenues upon annexation, the estimated utility taxes are to be $2,624.

Section 14
The 2021 preliminary roll taxable value within the proposed annexation area is $2,671,104. The area generates an estimated $5,738 in revenue. The County spends an estimated $28,492 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated $22,754 if the area were to be annexed.

If the current Town millage rate of 3.9 mills were to be applied, the ad valorem revenues attributable to the annexation area would be $9,896. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area is $4,893. The expected tax increase to the annexation area would be 1.9717 mills and $5,003. There are 3 property folios in the area, and the average property owner would pay an additional $1,668 per year if this annexation is approved.

Additionally, pursuant to Section 20-8.2 of the Code, the County shall forever retain all of the area's utility tax revenues, which is estimated to be $1,647.

Section 15
The 2021 preliminary roll taxable value within the proposed annexation area is $600,440,551. The area generates an estimated $1,386,166 in revenue. The County spends an estimated $820,337 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated $566,829 if the area were to be annexed.

If the current Town millage rate of 3.9 mills were to be applied, the ad valorem revenues attributable to the annexation area would be $2,224,632. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area is $1,099,938. The expected tax increase to the annexation area would be 1.9717 mills and $1,124,694. There are 483 property folios in the area, and the average property owner would pay an additional $2,329 per year if this annexation is approved.

Additionally, pursuant to Section 20-8.2 of the Code, the County shall forever retain all of the area's utility tax revenues upon annexation, which is estimated to be $370,339.

Section 31

The 2021 preliminary roll taxable value within the proposed annexation area is $318,995,033. The area generates an estimated $651,931 in revenue. The County spends an estimated $386,352 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated $265,579 if the area were to be annexed.

If the current Town millage rate of 3.9 mills were to be applied, the ad valorem revenues attributable to the annexation area would be $1,181,877. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area is $584,362. The expected tax increase to the annexation area would be 1.9717 mills and $597,514. There are 29 property folios in the area, and the average property owner would pay an additional $20,604 per year if this annexation is approved.

Additionally, pursuant to Section 20-8.2 of the Code, the County shall forever retain all of the area's utility tax revenues upon annexation, which is estimated to be $196,749.

Pursuant to Section 20-8.7 of the Code, which allows the board to require annual mitigation payments, should the Board approve the annexation, the Town should be required to mitigate the impact to UMSA. Based on the information above, the net revenue loss to UMSA is $517,243 and, the Town will be required to pay the County this amount annually, adjusted for the Consumer Price Index for the Miami-Ft. Lauderdale-West Palm area. The Town will make these payments upon approval of the annexation, for a period not to exceed seven years.

Track Record/Monitor

If the annexation is approved, Rasha Cameau in the Office of Management and Budget (OMB) will monitor the interlocal agreement governing the annexation area.

Background

On March 3, 2017 the Town submitted a boundary change application to the Miami-Dade County Clerk of the Board. The Board referred the application to the PAB at the March 21, 2017 Board

meeting. As required by Section 20-6 of the Code, OMB reviewed the application, compiled the staff report and processed the applicable for PAB consideration. The staff report reviewed by the PAB is attached as Exhibit 6 to the resolution. After reviewing the staff report and Code considerations, on May 6, 2019, the PAB held a public hearing and recommended to the Board that the annexation be denied (see Exhibit 4 to the resolution). The public hearing was advertised as required by the Code. Also on May 6, 2019, the PAB held a public hearing for the City of Doral annexation request and recommended to the Board that the City of Doral's annexation be approved and that the City consider extending the northern boundary of its requested annexation area from NW 62nd Street to NW 64th Street, to include the area that had been part of the Town of Medley's application. After PAB's recommendation on the northern boundary, the City of Doral adopted Resolution No. 19-131 on June 12, 2019 amending the northern boundary of its annexation application to NW 64th Street, and, thereafter, the Town of Medley also amended their annexation application to remove said area to correspond with this change (see Exhibit 5 to the resolution).

This annexation is being considered along with the annexation applications from the Village of Virginia Gardens, City of Miami Springs, and City of Doral as depicted in Exhibit 2 to the resolution. The areas being requested by the four municipalities are not in conflict with each other. The Board requested these annexation requests be considered at the same time. It is important to note that at the May 6, 2019 PAB hearing, the Village of Virginia Gardens asked to return to the PAB at a later date. Accordingly, on July 26, 2021, the PAB held a public hearing on the Virginia Gardens annexation request. As a result, the annexations have been processed for Board consideration.

The Code requires a vote of the resident electors if the area has more than 250 resident electors or is more than 50 percent developed as residential property. Section 15 of the annexation areas contains 19 registered voters. Therefore, should the Board approve the annexation, a vote of the electors in the annexation area will not be required.

Charter Considerations

On November 6, 2012, Section 6.04 B of the Miami-Dade County Home Rule Charter was amended to require the Board to consider whether commercial areas are included in the boundaries of the proposed areas to be annexed for the mere benefit of increasing the tax base of the annexing municipality.

The annexation area consists of light and heavy industrial uses, there is minimal amount of residential use within the area. Land use in the annexation area is detailed on pages 18 and 19 of the staff report to the PAB (Exhibit 6 to the resolution).

Summary of Issues for Consideration

1. The Town is within the the Miami-Dade Fire Rescue (MDFR) District and the Miami-Dade Library District. The Town has represented that they will remain in those districts and that the proposed interlocal agreement will include language providing that the annexation area will remain within those districts in perpetuity.
2. Medley must execute a cost-share Interlocal Agreement with the County for canal and/or drainage system maintenance activities.

3. Medley shall pay its pro-rata share of the debt service on the County's Stormwater Utility Revenue Bonds, for the annexed areas estimated to be $96,300.00 yearly until 2029. Payment to the County for the Town's debt service on these bonds and secondary canal maintenance will initiate immediately upon annexation.
4. The Department of Transportation and Public Works (DTPW) has requested that the County retain jurisdiction over the following roads:
   Section 9
   NW 97th Avenue from NW 74th Street to NW 90th Street;
   NW 87th Avenue from NW 74th Street to NW 90th Street;
   NW 74th Street from NW 97th Avenue to NW 87th Avenue;

   Section 14
   NW 74th Avenue from SR 934 to NW 74th Street;
   NW 74th Street from NW 74th Avenue to NW 72nd Avenue;
   Section 15
   NW 87th Avenue from NW 61st Street to NW 74th Street;
   NW 74th Street from NW 87th Avenue to NW 84th Avenue;
   Section 31
   NW 107th Avenue from NW 106th Street to NW 122nd Street; and
   NW 106th Street from NW 112th Avenue to NW 107th Avenue.

5. Section 14 of the annexation area lies within a ½ mile of a Comprehensive Development Master Plan (CDMP) designated Terminal (as depicted in Exhibit 2), which shall be designated as an area or facility of Countwide significance, or ½ mile from the SMART Plan Corridor, which has already been designated as a Facility of Countywide Significance; therefore, the County will retain regulatory control over this section of the annexation area.
6. It is recommended that the following Water and Sewer (WASD) facilities be designated as Facilities of Countywide Significance so that they remain under the regulatory jurisdiction of the County.
   7300 NW 74th Street (Folio No. 30-3014-010-0520);
   7301 NW 70th Street (Folio No. 30-3014-010-0510); and
   Pump station No. 0198
7. For any land use or zoning covenants in effect at the time of annexation, the Town must comply with Section 20-8.8 of the Code of Miami-Dade County which provides that the County shall retain jurisdiction over all land use and zoning covenants within the annexation area.

Code Considerations

Pursuant to Section 20-7 of the Code, after the public hearing, the Board in evaluating the boundary change shall consider the following guidelines:

1. The suitability of the proposed annexation boundaries, in conjunction with the existing municipality, to provide for a municipal community that is both cohesive and inclusive.

a) Does the area divide a Census Designated Place (an officially or historically recognized traditional community)?

The proposed annexation areas do not divide a Census Designated Place.

b) Have any adjacent unincorporated areas with a majority of ethnic minority or lower income residents petitioned to be in the annexation area?

No adjacent unincorporated areas having a majority of ethnic minority or lower income residents have petitioned to be in the annexation areas.

c) Is the area, or does it create, an unincorporated enclave (an area surrounded on 80 percent or more of its boundary by municipalities) that cannot be efficiently or effectively served by the County?

The proposed annexation areas are not enclaves, and should the areas be annexed to the Town, will not create enclaves.

d) Are the boundaries logical, consisting of natural, built, or existing features or City limits?

The boundaries of the proposed annexation areas generally follow road rights-of way along major roadways.

2. Land use and Zoning Covenants – Provide a listing of all declaration of restrictions within the annexation area (include folios and copies of covenants).

The Board of County Commissioners shall require, as a condition of municipal boundary change, that the Board retain jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board or a Community Zoning Appeals Board in connection with a Comprehensive Development Master Plan application or zoning application, regardless of whether such declaration provides for modification or deletion by a successor governmental body. A search of Miami-Dade County records indicates that no CDMP land use covenant and no is in effect within the proposed annexation area. A preliminary search of County records indicates that no zoning covenants are in effect on properties within the proposed annexation area. If any zoning covenants are in effect at the time of annexation, the Town of Medley must comply with Section 20-8.8 of the Code of Miami-Dade County. It is provided, however, that the Board may not exercise such jurisdiction unless the applicable municipality has first approved the modification or deletion. In the event that any such declaration of restrictive covenant is not brought to the Board of County Commissioners, any action relating to the covenant by the municipality shall not be deemed final until the requirement of County approval is complied with. The identification of any declarations of restrictive covenants subject to

this paragraph shall be the responsibility of each zoning applicant in the applicable municipality.

3. The existing and projected property tax cost for the municipal-level service to the average homeowners in the area - currently as unincorporated and as included as part of the annexing municipality.

Section 9
The 2021 preliminary roll taxable value within the proposed annexation area is $4,253,603. If the current City millage rate of 3.9 mills were to be applied, the ad valorem revenues attributable to the annexation area would be $15,760. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area is $7,792. The expected tax increase to the annexation area would be 1.9717 mills and $7,967. There are 3 property folios in the area, and the average property owner would pay an additional $2,656 per year if this annexation is approved.

Section 14
The 2021 preliminary roll taxable value within the proposed annexation area is $2,671,104. If the current City millage rate of 3.9 mills were to be applied, the ad valorem revenues attributable to the annexation area would be $9,896. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area is $4,893. The expected tax increase to the annexation area would be 1.9717 mills and $5,003. There are 3 property folios in the area, and the average property owner would pay an additional $1,668 per year if this annexation is approved.

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4. Relationship of the proposed annexation area to the Urban Development Boundary of the County's Comprehensive Development Master Plan.

   The proposed annexation area is located inside the 2020 Urban Development Boundary (UDB) of the Adopted 2020 and 2030 Land Use Plan (LUP) map of the CDMP.

5. What is the impact of the proposal on the revenue base of the unincorporated area, and on the ability of the County to provide services efficiently and effectively to the remaining adjacent unincorporated areas?

   Section 9
   The total taxable value of the annexation area is $4,253,603. The area generates an estimated $8,951 in revenue. The County spends an estimated $301,362 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated $ 292,411 (Exhibit 3 to the resolution).

   Pursuant to Section 20-8.2 of the Code, the County shall forever retain all of the area's utility tax revenues upon annexation. For the proposed annexation, utility taxes estimated to be $2,624 will be retained by the County.

   Section 14
   The total taxable value of the annexation area is $2,671,104. The area generates an estimated $5,738 in revenue. The County spends an estimated $28,492 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated $22,754 (Exhibit 3 to the resolution).

   Pursuant to Section 20-8.2 of the Code, the County shall forever retain all of the area's utility tax revenues upon annexation. For the proposed annexation, utility taxes estimated to be $1,647 will be retained by the County.

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   Pursuant to Section 20-8.2 of the Code, the County shall forever retain all of the area's utility tax revenues upon annexation. For the proposed annexation, utility taxes estimated to be $370,339 will be retained by the County.

   Section 31
   The total taxable value of the annexation area is $318,995,033. The area generates an estimated $651,931 in revenue. The County spends an estimated $386,352 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated $265,579 (Exhibit 3 to the resolution).

Pursuant to Section 20-8.2 of the Code, the County shall forever retain all of the area's utility tax revenues upon annexation. For the proposed annexation, utility taxes estimated to be $196,749 will be retained by the County.

The County will continue to provide services efficiently and effectively to the remaining adjacent unincorporated areas should this annexation be approved.

6. What is the fiscal impact of the proposed annexation on the remaining unincorporated areas of Miami-Dade County? Specifically, does the per capita taxable value of the area fall within the range of $20,000 to $48,000?

   Please see the fiscal impact section of this memo. Section 15 of the proposed annexation area has only 19 residents, and none of the other proposed annexation areas have any residents; therefore, this metric is not applicable.

7. Is the annexation consistent with the Land Use Plan of the County's Comprehensive Development Master Plan?

   The proposed annexation areas are located in four (4) different Sections of the County along the western and southern boundaries of the Town. The CDMP Adopted 2020 and 2030 LUP map designation of the properties within the proposed annexation areas are identified below, as follows:

   Section 09, Township 53 South and Range 40 East: This portion of the annexation area encompasses 572 acres within this Section located between NW 90 Street and NW 74 Street, and between NW 97 Avenue and NW 87 Avenue (68 acres in this section are within the Town). The LUP map designates the proposed annexation lands within this Section as "Industrial and Office". However, a 450-acre lake is within the Section (20 acres of the lake are within the Town) and is depicted as "Water" on the LUP map. (The applicable land use designation is "Industrial and Office" per the "Water" land use category text below.)

   Section 14, Township 53 South and Range 40 East: This portion of the annexation area encompasses 4.28 acres located on the west side of NW 72 Avenue between NW 74 Street and SR-934. The 4.28 acres are designated "Restricted Industrial and Office" on the LUP map.

   Section 15, Township 53 South and Range 40 East: This portion of the annexation areas encompasses 415.32 acres within the Section located between the Palmetto Expressway (SR 826) and NW 87 Avenue, and between NW 74 Street and NW 58 Street. The proposed annexation properties are designated "Industrial and Office" on the LUP map. A 60-acre portion of the Section on the south side of NW 74 Street between SR-826 and NW 84 Avenue is within the Town.

Section 31, Township 52 South and Range 40 East: This portion of the annexation area encompasses the entire Section located between NW 122 Street and NW 106 Street, and between Florida Turnpike's and NW 107 Avenue, comprising 640.77 acres. Lands within this Section are designated "Industrial and Office" except for 121 acres at the northeast corner of the Florida Turnpike and NW 106 Street that are designated "Restricted Industrial and Office".

The Town states in the Annexation Report (Page 28) that the proposed annexation areas will retain the same land use designations to allow existing property owners the same development potential when annexed into the Town. In addition, the Town will amend its Comprehensive Plan within one year of the proposed annexation approval to show the new boundary and future land use designations. The Town has "Industrial" and "Industrial and Office" land use designations in its Future Land Use map that are similar to the County's designations on the proposed annexation areas (page 31 of the Annexation application report in Exhibit 6). Therefore, if the land use designation of the properties within the proposed annexation areas are retained as stated by the Town, the proposed annexation would be consistent with the County's CDMP.

Facilities of Countywide Significance:
The County's policy regarding Facilities of Countywide Significance is to maintain regulatory control over planning, zoning, land use, and development of such facilities. Specifically, Section 20-8.6 (c) of the Code, requires that the County retain jurisdiction of such facilities as a condition of approval for annexation.

As stated in Section 20-28.1 of the Code, the County shall not transfer operation, maintenance, or regulatory jurisdiction to a municipality. Furthermore, adherence to this requirement is a condition of annexation and shall be included in any interlocal agreement for such area.

Pursuant to Section 2-2363 of the Code, the SMART Plan Corridor and all real properties wholly or partially located within ½ mile of the existing Metrorail Corridor are Facilities of Countywide Significance within the proposed annexation boundaries.

8. Does the proposed annexation exclude areas designated terminals on County's Adopted Land Use Plan Map?

Section 14 of the annexation area lies within a ½ mile of a Comprehensive Development Master Plan (CDMP) designated Terminal or ½ mile from the SMART Plan Corridor.

Edward Marquez
Chief Financial Officer

MEMORANDUM
(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: July 7, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(3)

Please note any items checked.

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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(3)
7-7-22

RESOLUTION NO. R-623-22

RESOLUTION RELATING TO THE ANNEXATION REQUEST OF THE TOWN OF MEDLEY; DIRECTING, AFTER A PUBLIC HEARING, PURSUANT TO SECTION 20-7(B) OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA, THAT THE COUNTY ATTORNEY PREPARE THE APPROPRIATE ORDINANCE AND INTERLOCAL AGREEMENT TO EFFECTUATE THE ANNEXATION REQUEST, OR DENYING OR DEFERRING THE ANNEXATION REQUEST

WHEREAS, the Town of Medley ("Town") has submitted an annexation request to Miami-Dade County for the property shown on the map attached hereto and incorporated by reference as Exhibit 1; and

WHEREAS, the Clerk of the Board placed the annexation request on the Board of County Commissioner's ("Board") agenda on March 21, 2017; and

WHEREAS, the Board referred the matter to the Planning Advisory Board ("PAB") for its review and recommendation; and

WHEREAS, staff from the County's Office of Management and Budget prepared an impact to the unincorporated municipal service area analysis and a staff report, both of which are attached hereto and incorporated herein by reference as Exhibits 3 and 6, respectively; and

WHEREAS, the PAB, after reviewing the required staff report and after a public hearing, adopted a resolution recommending that the Town's annexation request be denied and the PAB's resolution is attached hereto and incorporated herein by reference as Exhibit 4; and

WHEREAS, After the PAB hearing, the Town of Medley amended its annexation application to remove the area between NW 62nd Street to NW 64th Street from its proposed annexation area, and said amended application is attached hereto as Exhibit 5; and

WHEREAS, the County Mayor has prepared her recommendation on the Town's annexation request, which is set forth in the Mayor's memorandum attached hereto and incorporated herein by reference, and the information therein reflects the updated boundaries of the Town's proposed annexation; and

WHEREAS, because this annexation may be considered at the same time as other, separate annexation applications from the City of Doral, Village of Virginia Gardens, and City of Miami Springs, the proposed annexation area by the Town of Medley, together with these other proposed annexation areas are all are depicted in Exhibit 2 for the convenience of this Board; and

WHEREAS, the Board has considered the application in its totality as required by the Miami-Dade County Home Rule Charter and Code; and

WHEREAS, pursuant to section 20-7(B) of the County Code, the Board, after a public hearing, may either direct the County Attorney to prepare the appropriate items to accomplish the annexation request, deny the annexation request, or defer the annexation request,

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

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

Section 2. The Board of County Commissioners hereby takes the following action on the annexation request of the Town of Medley: directs the County Attorney to prepare the appropriate items, including an ordinance and interlocal agreements, to accomplish the annexation request.

The foregoing resolution was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

Jose "Pepe" Diaz, Chairman	**aye**		
Oliver G. Gilbert, III, Vice-Chairman	**aye**		
Sen. René García	**aye**	Keon Hardemon	**aye**
Sally A. Heyman	**nay**	Danielle Cohen Higgins	**aye**
Eileen Higgins	**absent**	Joe A. Martinez	**nay**
Kionne L. McGhee	**aye**	Jean Monestime	**aye**
Raquel A. Regalado	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**aye**		

The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of July, 2022. 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.

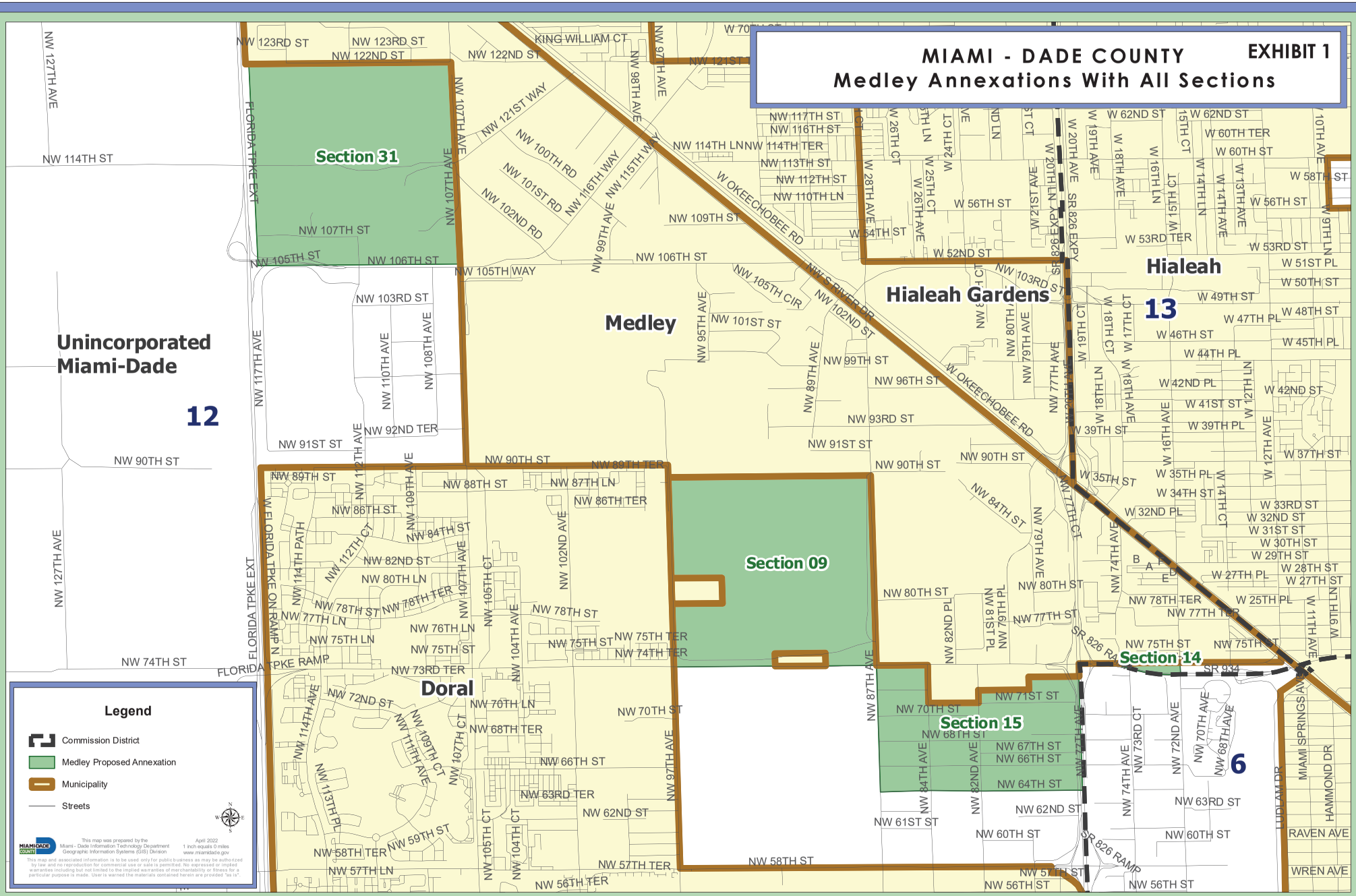
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Abbie Schwaderer-Raurell


MIAMI - DADE COUNTY
Medley Annexations With All Sections
EXHIBIT 1
Section 31
Section 09
Section 14
Section 15
Medley
Doral
Hialeah
Hialeah Gardens
Unincorporated Miami-Dade
12
13
6
Legend
Commission District
Medley Proposed Annexation
Municipality
Streets
NW 123RD ST
NW 122ND ST
NW 121ST ST
NW 114TH ST
NW 107TH ST
NW 106TH ST
NW 105TH ST
NW 103RD ST
NW 101ST ST
NW 99TH ST
NW 96TH ST
NW 93RD ST
NW 92ND TER
NW 91ST ST
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W 29TH ST
W 28TH ST
W 27TH PL
W 27TH ST
W 25TH PL
NW 78TH TER
NW 77TH TER
NW 75TH ST
SR 826 EXPY
SR 826 RAMP
SR 934
MIAMI SPRINGS AVE
HAMMOND DR
LUDLAM DR
RAVEN AVE
WREN AVE
KING WILLIAM CT
NW 121ST WAY
NW 100TH RD
NW 101ST RD
NW 102ND RD
NW 116TH WAY
NW 115TH WAY
NW 105TH WAY
NW 105TH CIR
NW 102ND ST
NW 109TH ST
NW 114TH LN
NW 114TH TER
NW 113TH ST
NW 112TH ST
NW 110TH LN
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NW 114TH PATH
NW 112TH CT
NW 109TH AVE
NW 107TH CT
NW 114TH AVE
NW 113TH PL
NW 109TH CT
NW 107TH AVE
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NW 109TH AVE
NW 107

MIAMI - DADE COUNTY
Doral, Miami Springs, Medley and Virginia Gardens Annexations - CDMP Terminals

EXHIBIT 2

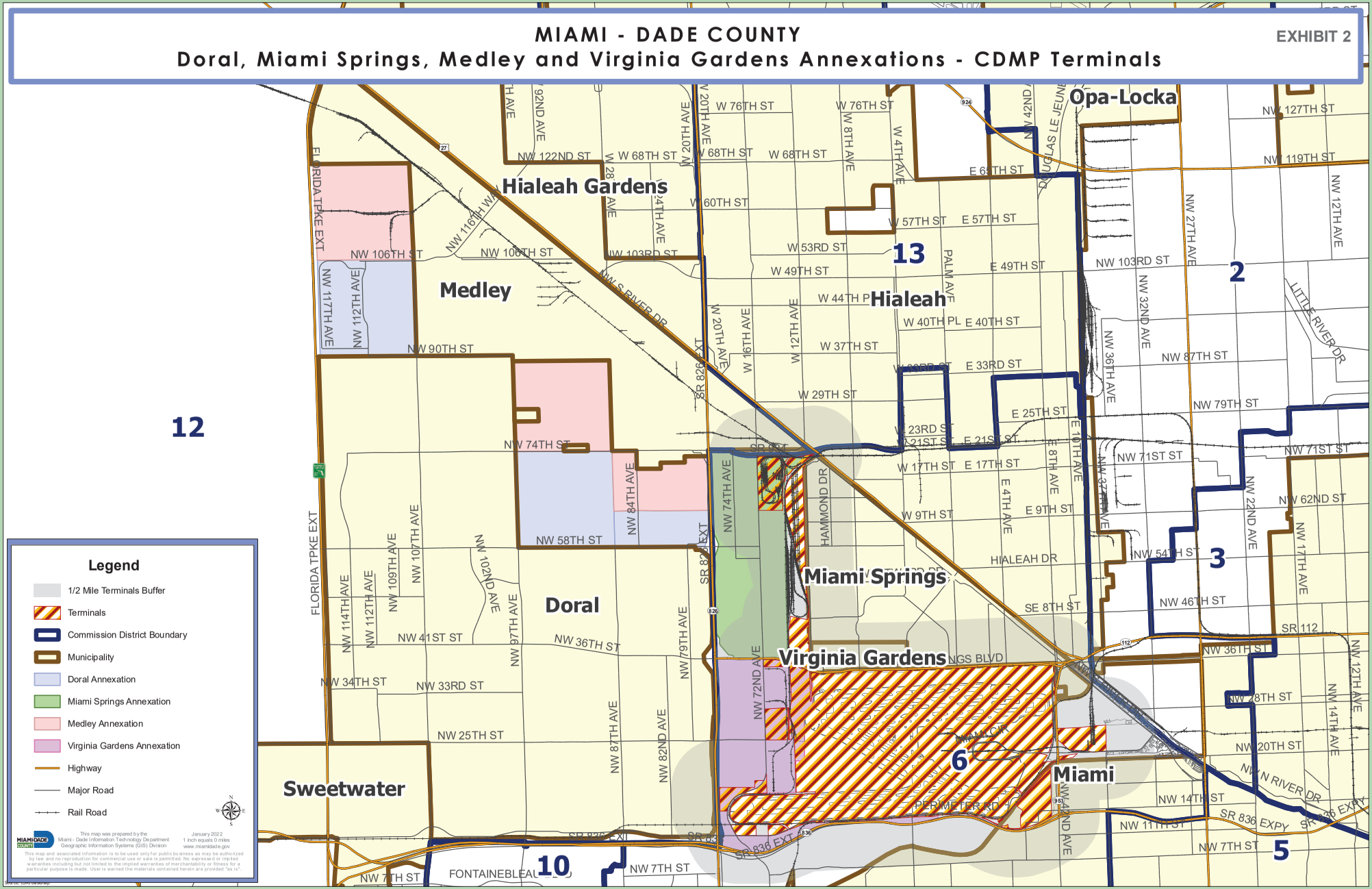


EXHIBIT 3

Medley - Section 9, 14, 15, 31

Based on FY 2018-19 Budget	Assumptions					
		Section 9	Section 14	Section 15	Section 31	TOTAL
Property Tax Revenue	Allocation based on tax roll & millage	$7,792	$4,893	$1,099,938	$584,362	$1,696,986
Franchise Fees	Allocated based on tax roll/population	$0	$0	$0	$0	$0
Sales Tax	Allocation based on $76.52 per person	$0	$0	$1,454	$0	$1,454
Utility Taxes	Allocated based on tax roll/population	$0	$0	$0	$0	$0
Communications Tax	Allocated based on tax roll/population	$811	$509	$114,673	$60,797	$176,789
Alcoholic Beverage License	Allocation based on $0.23 per person	$0	$0	$5	$0	$5
Business Tax		$300	$300	$163,000	$2,900	$166,500
Interest	Allocation based on .542% of total revenue	$48	$36	$8,028	$3,872	$11,984
Sheriff and Police Fees	Allocation based on population	$0	$0	$55	$0	$55
Miscellaneous Revenues	Allocation based on $0.79 per person	$0	$0	$15	$0	$15
Revenue to UMSA		**$8,951**	**$5,738**	**$1,387,166**	**$651,931**	$2,053,787
Cost of Providing UMSA Services						
Police Department UMSA Police Budget (without specialized)		$263,728	$24,635	$656,574	$330,024	$1,274,961
Parks, Recreation and Open Spaces Dept.	Based on cost of parks	$0	$0	$0	$0	$0
Right-of-Way Maintenance Centerline Miles	Centerline miles times cost per lane mile	$0	$287	$22,689	$7,754	$30,730
Policy Formulation Commission, Mayor, County Attorney	Direct Cost multiplied by 2.71%	$7,147	$678	$18,615	$9,225	$35,665
Internal Support Information Technology, Internal Services, Human Resources Communications, Audit and Management, Management and Budget	Direct Cost multiplied by 4.86%	$12,817	$1,216	$33,383	$16,543	$63,959
Planning and Non-Departmental Regulatory and Economic Resources, Rec. and Culture, Economic Development, Neighborhood Infrastructure	Direct Cost multipliplied by 6.7%	$17,670	$1,676	$45,511	$22,806	$87,663
QNIP Debt Service Payment	Utility Taxes as a % of debt service 11.0%	$ -	$ -	$ -	$ -	$ -
Cost of Providing UMSA Services		**$ 301,362**	**$ 28,492**	**$ 820,337**	**$ 386,352**	**$ 1,536,543**
Net to UMSA		($292,411)	($22,754)	$566,829	$265,579	$517,244

1. Does not include gas tax funded projects
2. Does not include canal maintenance revenues or expenses
3. Does not include proprietary activities: Building, Zoning, Solid Waste
4. Does not include Fire and Library Districts
5. Revenues are based on allocations not actuals
Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.

		Section 9	Section 14	Section 15	Section 31	
2021 Taxable Property Rolls		$4,253,603	$2,671,104	$600,440,551	$318,995,033	$926,360,291
2020 Area Population		0	0	19	0	0
2020 UMSA Population		1,213,928	1,213,928	1,213,928	1,213,928	1,213,928
2021 UMSA Millage		1.9283	1.9283	1.9283	1.9283	1.9283
Patrollable Sq. Miles - UMSA		207.90	207.90	207.90	207.90	207.90
Total Calls For Service - UMSA CY 2021		602,005	601,864	600,654	601,861	601,596
Part 1 Crimes - UMSA 2021		27,785	27,785	27,701	27,781	27,763
Part 2 Crimes - UMSA 2017		12,221	12,221	12,078	12,219	12,185
Patrollable Sq. Miles - Study Area		0.89	0.01	0.65	1.00	2.55
Total Calls for Service - Study Area		27	168	1,378	176	1,749
Part 1 Crimes - Study Area		0	0	84	4	88
Part 2 Crimes - Study Area		0	0	143	2	145
Cost per Centerline Mile		$2,872	$2,872	$2,872	$2,872	$2,872
Number of Centerline Miles		0	0.1	7.9	2.7	11
Per Capita Taxable Value		N/A	N/A	N/A	N/A	N/A

RESOLUTION 19-5

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD PROVIDING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS ON THE PROPOSED ANNEXATION BY THE TOWN OF MEDLEY

WHEREAS, the Town of Medley has applied to annex the four (4) areas generally described below:

Boundaries: Section 9: on the north by NW 90 Street; on the east by NW 87 Avenue; on the south by NW 74 Street; and on the west by NW 97 Avenue.

Section 14: on the north by NW 74 Street; on the east by NW 72 Avenue; on the south by SR 934; and on the west by SR 826/Palmetto Expressway.

Section 15: on the north by NW 74 Street; on the east by SR 826/Palmetto Expressway; on the south by NW 61 Street; and on the west by NW 87 Avenue.

Section 31: on the north by NW 122 Street; on the east by NW I 07 Avenue; on the south by NW I 05 Street; and on the west by east of Homestead Extension to Florida's Turnpike.

WHEREAS, the Board of County Commissioners referred this application (Application) to the Planning Advisory Board; and

WHEREAS, on May 6, 2019, after providing the required notice to property owners, the Planning Advisory Board held an advertised public hearing concerning the Application,

NOW, THEREFORE, BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD, that it recommends the Board of County Commissioners Deny the proposed annexation by the Town of Medley.

The forgoing resolution was offered by Board Member Rinehart, and was seconded by Board Member Loeb, and upon being put to a vote the vote passed unanimously as follows:

Robert Alonso	Absent	Jason Loeb	Yes
Carla Ascencio-Savo la	Yes	J. Wil Morris	Yes
Lynette Cardoch	Yes	William Riley	Yes
Carlos Diaz-Padron	Absent	Wayne Rinehart	Yes
Eric Fresco	Yes	Daniel Rogers	Yes
Horacio C. Huembes	Absent	Jesus Vazquez	Absent

Perley Richardson, Jr., Vice Chair, Yes
Robert Ruano, Chair, Yes

The Chair thereupon declared the resolution duly passed and adopted this 6th day of May 2019.

I hereby certify that the above infonnation reflects the action of the Board.

,-A.r
rnck Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources

Continued Application for Annexation

(resulting from boundary changes initiated in 2000)

for

Sections: 31-52S-40E and 09-53S-40E, (less the portions thereof currently within the municipal boundary of the Town of Medley, Florida), Miami-Dade County, FL

and

Revised Application for Annexation

(resulting from boundary changes initiated in 2004)

for

Section 15-53S-40E, (less the portions thereof currently within the municipal boundary of the Town of Medley, Florida and less the portions thereof proposed for annexation in 2019 by the City of Doral), together with a portion of Section 14-53S-40E

by

Town of Medley, Florida

Mayor Roberto Martell

Vice-Mayor Edgar Ayala

Councilperson Ivan Pacheco

Councilperson Griselia DiGiamcomo

Councilperson Lily Stefano

March 10, 2020

Executive Summary

In October 2000, the Town of Medley proposed a change (expansion) of its municipal boundaries by annexing certain lands. Thereafter, a portion of such request for annexation was granted by the Miami-Dade County Board of County Commissioners (MDBCC). A portion was also deferred. Subsequently, in March 2004, the Town again proposed an additional change (expansion) of its municipal boundaries by annexing certain other lands. This application for annexation was not heard by MDBCC.

The Town has, and is now pursuing continued action on the above annexation applications that were deferred and/or not heard by the MDBCC. The effort is being coordinated with the Cities of Doral and Miami Springs together with the Village of Virginia Gardens per the instructions of the MDBCC to ensure each municipality seeks and acquires areas compatible and serviceable by each municipality.

The proposed annexations consist largely of industrial, light industrial and commercial properties. The entire Town of Medley, less a few small residential areas, is entirely comprised of commercial and industrial uses. The existing land uses of the proposed annexation areas are highly compatible with the Town of Medley's existing land use mix and ability to provide services.

The Town's police are trained to respond to issues related to industrial, warehouse, and commercial areas. Currently, Medley has a mutual aid agreement with Miami-Dade County to service the described annexation areas as requested and the Town of Medley provides patrol of these areas as needed. The Medley Police Headquarters and substation are located within one half to two miles from the proposed annexation areas.

The Town of Medley supports a County-wide fire and emergency medical service system and plans to continue support of Miami-Dade Fire Rescue service in future annexation areas. The Town will be providing plan review, building permitting (except DERM and Fire Department approvals), and inspections of all trades. Additional municipal services include road repair, a stormwater utility, emergency response, potable water and wastewater services, and numerous social services.

Finally, the proximity of Town of Medley services allows for efficient and convenient local government services for the proposed annexation areas. Noteworthy is the fact that all the proposed annexation areas described herein are contiguous to the Town of Medley.

Due to this proposed boundary geography and other applicable factors, the Town is the governmental entity in the best position to cost-efficiently extend a number of existing urban services, such as police protection, potable water, wastewater, and stormwater

services as future development occurs or as the need arises. It is important to note that annexation will also make local government officials and services much closer and more accessible to the property owners of the proposed annexation areas.

In summary, the proposed annexation areas will provide future land for the long-term growth of Medley, significant job creation, and increase the tax base of the Town and Miami-Dade County for operation and infrastructure improvements in the future.

For the reasons stated above, it is appropriate that Miami-Dade County approve the annexation of these proposed areas into the municipal limits of the Town of Medley.

This report has been prepared consistent with the requirements of Chapter 20, Article I, Section 20-3 of the Miami-Dade County Code in order to document the key characteristics and impacts of the proposed annexation by the Town of Medley.

MIAMI-DADE COUNTY
OFFICE OF STRATEGIC BUSINESS MANAGEMENT
ANNEXATION CHECKLIST
Governing Body of Municipality Initiated Request

Item Number	Town Report Page Number	County Code Section	Requirement
1.	Original attached.	20-3.	3 certified copies of resolution requesting boundary change
2.	Original Attached.	20-3.	Proof of compliance with public hearing notice requirements – held pursuant to written notice mailed to all owners of property within the area and 600' thereof and pursuant to published notice – not required if property owners consent to boundaries change in writing
3.	p.9	20-3. (A)	Accurate legal description of the land areas
4.	p.12	20-3. (B)	Map or survey sketch showing location of areas involved, existing boundaries of municipality affected, and indicating relation of areas to existing municipal boundaries
5.	p.13	20-3. (C)	Certificate of the County Supervisor of Registration certifying that the area involved contains fewer than 250 qualified electors
6.	p.18	20-3. (D)	Statement setting forth the grounds or reasons for the proposed boundary changes

Item Number	Town Report Page Number	County Code Section	Requirement
7.	p.30	20-3. (E)	Statement declaring whether any enclave, as defined in Section 20-7 (A) (1) (c), borders the municipality and whether the proposed boundary change includes such enclave.
8.	p.30	20-3. (F)	Additional Information
	p.30	20-3. (F)(1.)	Land use plan and zoning information showing zoning on subject areas to be annexed shall be submitted regardless of size of area or state of existing development
	p.37	20-3. (F)(2)	List of services to be provided under listed headings – described in detail – the character and amount of services the municipality would provide if area is annexed – discussion of service levels shall take into account existing development and changes in the character and extent of development which may reasonably anticipated in near future based on land use plan and zoning for area – the character and amount of services currently received in the area sought for annexation shall be set forth for comparative purposes
(a)	p.37	20-3. (F)(2)(a)	Police protection

Item Number	Town Report Page Number	County Code Section	Requirement
•	p.38	20-3. (F)(2)(b)	Fire protection
•	p.38	20-3. (F)(2)(c)	Water supply and distribution
•	p.38	20-3. (F)(2)(d)	Facilities for the collection and treatment of sewage
•	p.39	20-3. (F)(2)(e)	Garbage and refuse collection and disposal
•	p.39	20-3. (F)(2)(f)	Street lighting
•	p.39	20-3. (F)(2)(g)	Street construction and maintenance
•	p.39	20-3. (F)(2)(h)	Parks and recreation facilities and services
•	p.40	20-3. (F)(2)(i)	Building Inspection
•	p.40	20-3. (F)(2)(j)	Zoning administration
•	p.41	20-3. (F)(2)(k)	Local planning services
•	p.41	20-3. (F)(2)(l)	Special services not listed above (stormwater management and housing and economic development)
•	p.42	20-3. (F)(2)(m)	General government
9.	p.43	20-3. (F)(3)	Timetable for supplying services listed above in terms of how soon after annexation the service will be provided – if changes in the character and extent of the development in the area can be reasonably anticipated, these

Item Number	Town Report Page Number	County Code Section	Requirement
			changes shall be taken into account in the proposed timetable
10.	p.44	20-3. (F)(4)	Financing of the services listed above – include estimates of the cost of providing, maintaining, and operating the service along with the method used to in making the estimate – funding sources shall be stated and the effect this will have on the remainder of the municipality shall be analyzed
11.	p.47	20-3. (F)(5)	Tax load on the area to be annexed – narrative, including estimated figures, direct and indirect tax revenue from the area sought after annexation compared with the current period before annexation – appraise the tax impact on property owners and others residing or doing business in area and within the municipality – methods utilized in making estimates shall be fully and clearly set forth
	See P.28	20-3. (F)(6)	Identification of any areas designated as terminals in the County's Adopted Land Use Plan Map
	NA	20-3. (F)(6)(a)	The reason any area designated terminals and areas located within

Item Number	Town Report Page Number	County Code Section	Requirement
			one-half mile should be annexed to the municipality
	NA	20-3. (F)(6)(b)	The impact that annexation may have on the operation and future development of facilities within designated terminals
	NA	20-3. (F)(6)(c)	Municipalities assessment of present and future importance to the economy, job generation, and future development of the County and the region of any area designated terminals and surrounding areas to be included in the annexation
	NA	20-3. (F)(6)(d)	Whether the land uses within areas designated terminals and surrounding areas are compatible with adjacent land uses within the annexing municipality
	NA	20-3. (F)(6)(e)	Proposed interlocal agreement with the County would include provisions agreeing to the County's retention of master plan and regulatory control over any area designated terminals and surrounding areas
12.	p.49	20-3. (G)	Certificate of the Director of the Department of Planning, Development and Regulation certifying that in the Director's sole

Item Number	Town Report Page Number	County Code Section	Requirement
			determination an area proposed for annexation or separation having two hundred and fifty (250) or fewer registered electors is more than fifty (50) percent developed residential
	N/A	20-3. (H)	A petition filed with the Clerk of the County Commission indicating the consent of twenty (20) percent plus one (1) of the electors in the area proposed for annexation provided however, no petition shall be required where the property proposed for annexation is vacant or where there are two hundred fifty (250) or fewer resident electors

3. Legal Description of the Land Area (Annexation Areas

All of Section 31, Township 52 South Range 40 East, As situate within Miami-Dade County, comprising approximately 640 acres more or less.

TOGETHER WITH:

All of Section 9, Township 53 South, Range 40 East, LESS Tract 46, LESS Tract 47 and LESS Tract 57 all of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, (said Tracts 46, 47 and 57 are currently within the municipal boundary of the Town of Medley, Miami-Dade County), comprising approximately 572.81 acres more or less.

TOGETHER WITH:

A portion of Section 14, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1, according to the plat thereof as recorded in Plat Book 2, Page 17 of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

A parcel of land being a portion of Tracts 63, 64, 65, and 66, AMENDED PLAT OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST, according to the plat thereof as recorded in Plat Book 8, Page 16, of the Public Records of Miami-Dade County, Florida and all of Tract "A", ANIMAL GENERAL HOSPITAL, according to the plat thereof as recorded in Plat Book 95, Page 15, of the Public Records of Miami-Dade County, Florida; said parcel being bounded on the North by the North right of way line of N.W. 74th Street, bounded on the East by the centerline of right-of-way of N.W. 72nd Street, bounded on the South by the North right-of-way line of the Hialeah Expressway (S.R. 934) and bounded on the West at the point of intersection of the North right-of-way line of the Hialeah Expressway (S.R. 934) and the Westerly extension of the North right of way line of N.W. 74th Street' comprising approximately 6.2 acres more or less.

TOGETHER WITH:

A parcel of land being a portion of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

BEGIN at the intersection of the West right-of-way line of NW 87th Avenue and the centerline of NW 74th Street; THENCE Easterly along the centerline of NW 74th Street to the point of intersection with the centerline of NW 84th Avenue; THENCE Southerly along the said centerline of NW 84th Avenue to the point of intersection with the westerly extension of the centerline of NW 71st Street; THENCE Easterly along the said westerly extension of the centerline of NW 71st Street to the point of intersection with the centerline of NW 82nd Avenue; THENCE Northerly along the said centerline of NW 82nd Avenue and its northerly projection thereof to the point of intersection with the easterly extension of the centerline of NW 72nd Street; THENCE Easterly along the said easterly extension of the centerline of NW 72nd Street to the point of intersection with the Northerly extension of the centerline of NW 79th Avenue; THENCE Northerly along the said Northerly extension of the centerline of NW 79th Avenue to the point of intersection with the Westerly extension of the centerline NW 73rd Street; THENCE Easterly along the Westerly extension of the centerline of NW 73rd Street to the point of intersection with the West right-of-way line of State Road 826 (Palmetto Expressway); THENCE Southerly along the said West right-of-way line of State Road 826 (Palmetto Expressway) to the point of intersection with the centerline of NW 64th Street; THENCE Westerly along the said centerline of NW 64th Street to the point of intersection with the West right-of-way line of NW 87th Avenue; THENCE Northerly along the said West right-of-way line of NW 87th Avenue to the POINT OF BEGINNING, comprising approximately 330.10 acres more or less.

Said lands situated within Miami-Dade County, Florida and containing a total of 1549.11 acres more or less.

4. Map of Locations Involved and Existing Municipal Boundaries



5. Certificate of County Supervisor of Elections

Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

miamidade.gov

December 30, 2019

Hoyt Holden, AICP
Calvin, Giordano & Associates, Inc.
1800 Eller Drive
Suite 600
Ft. Lauderdae, FL 33316

Dear Mr. Holden:

As requested, the Miami-Dade County Elections Department has completed a review of the proposed Town of Medley Annexation Area as defined on the attached Exhibit "A". A certification of the number of registered voters is enclosed for your reference.

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302.

Sincerely,

for

Christina White
Supervisor of Elections

Enclosure (1)

MIAMI-DADE COUNTY

Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY 305-499-8480

miamidade.gov

CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that the proposed **Town of Medley Annexation,** as described in the attached Exhibit "A", has **20** voters.

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 30th DAY OF
DECEMBER, 2019

for

Christina White
Supervisor of Elections

EXHIBIT "A"
LEGAL DESCRIPTIONS OF PROPOSED ANNEXATION AREAS

All of Section 31, Township 52 South, Range 40 East, as situated within Miami-Dade County, comprising approximately 640 acres more or less.

TOGETHER WITH:

All of Section 9, Township 53 South, Range 40 East, LESS Tract 46, LESS Tract 47 and LESS Tract 57 all of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, (portions thereof currently within the municipal boundary of the Town of Medley, Miami-Dade County), comprising approximately 572.81 acres more or less.

TOGETHER WITH:

A parcel of land being a portion of Tracts 63, 64, 65, and 66, AMENDED PLAT OF SECTION 14, TOWNSHIP 53 SOUTH, RANGE 40 EAST, according to the plat thereof as recorded in Plat Book 8, Page 16, of the Public Records of Miami-Dade County, Florida and all of Tract "A", ANIMAL GENERAL HOSPITAL, according to the plat thereof as recorded in Plat Book 95, Page 15, of the Public Records of Miami-Dade County, Florida; said parcel being bounded on the North by the North right of way line of N.W. 74th Street, bounded on the East by the centerline of right-of-way of N.W. 72nd Street, bounded on the South by the North right-of-way line of the Hialeah Expressway (S.R. 934) and bounded on the West at the point of intersection of the North right-of-way line of the Hialeah Expressway (S.R. 934) and the Westerly extension of the North right of way line of N.W. 74th Street, comprising approximately 4.28 acres more or less.

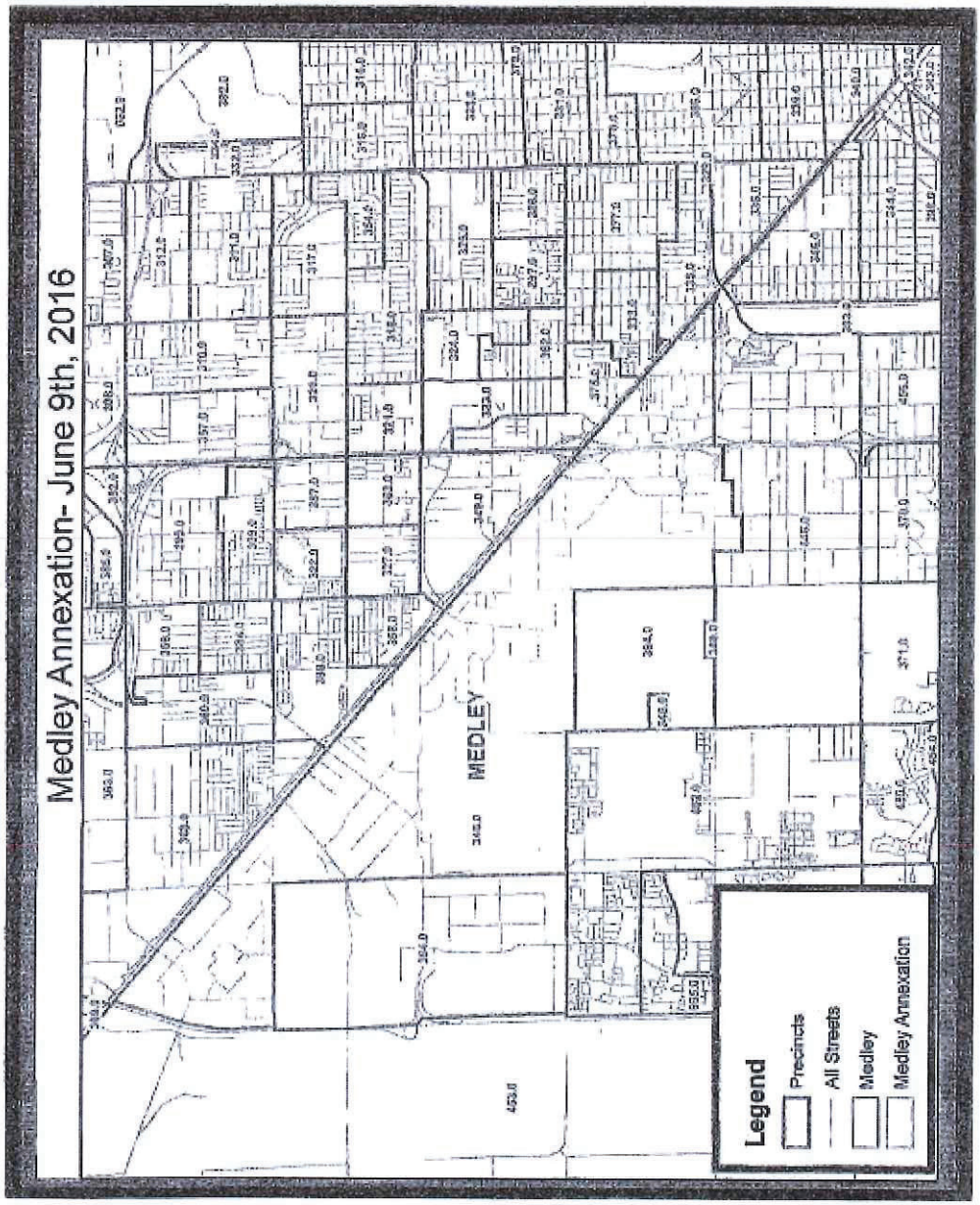
TOGETHER WITH:

A parcel of land being a portion of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

BEGIN at the intersection of the West right-of-way line of NW 87th Avenue and the centerline of NW 74th Street; THENCE Easterly along the centerline of NW 74th Street to the point of intersection with the centerline of NW 84th Avenue; THENCE Southerly along the said centerline of NW 84th Avenue to the point of intersection with the westerly extension of the centerline of NW 71st Street; THENCE Easterly along the said westerly extension of the centerline of NW 71st Street to the point of intersection with the centerline of NW 82nd Avenue; THENCE Northerly along the said centerline of NW 82nd Avenue and its northerly projection thereof to the point of intersection with the easterly extension of the centerline of NW 72nd Street; THENCE Easterly along the said easterly extension

of the centerline of NW 72nd Street to the point of intersection with the Northerly extension of the centerline of NW 79th Avenue; THENCE Northerly along the said Northerly extension of the centerline of NW 79th Avenue to the point of intersection with the Westerly extension of the centerline NW 73rd Street; THENCE Easterly along the Westerly extension of the centerline of NW 73rd Street to the point of intersection with the West right-of-way line of State Road 826 (Palmetto Expressway); THENCE Southerly along the said West right-of-way line of State Road 826 (Palmetto Expressway) to the point of intersection with the centerline of NW 64th Street; THENCE Westerly along the said centerline of NW 64th Street to the point of intersection with the West right-of-way line of NW 87th Avenue; THENCE Northerly along the said West right-of-way line of NW 87th Avenue to the POINT OF BEGINNING, comprising approximately 330.10 acres more or less.

Said lands situated within Miami-Dade County, Florida and containing a total of 1547.19 acres more or less.


Medley Annexation- June 9th, 2016
MEDLEY
Legend
Precincts
All Streets
Medley
Medley Annexation

6. Grounds for Proposed Boundary Changes

The proposed annexations consist largely of industrial, light industrial and commercial properties. The entire Town of Medley, less a few small residential areas, is entirely comprised of commercial and industrial uses. The existing land uses in the proposed annexation areas are highly compatible with the Town of Medley's existing land use mix and ability to provide services.

The Town's police are trained to respond to issues related to industrial, warehouse, and commercial areas. Currently, Medley has a mutual aid agreement with Miami-Dade County to service the described annexation areas as requested and the Town of Medley provides service for these areas as needed. The Medley Police Headquarters and substation are located within one half to two miles from the proposed annexation areas.

The Town of Medley supports a County-wide fire and emergency medical service system and plans to continue support of Miami-Dade Fire Rescue service in future annexation areas. The Town will provide plan review, building permitting (except DERM and Fire Department approvals), and inspections of all trades. Additional municipal services include road repair, a stormwater utility, emergency response, potable water and wastewater services, and numerous other social services.

Finally, the proximity of Town of Medley services allows for efficient and convenient local government services for the proposed annexation areas. Noteworthy is the fact that all the proposed annexation areas described herein are contiguous to the Town of Medley.

Due to this proposed boundary, geography and other applicable factors, the Town is the governmental entity in the best position to cost-efficiently extend a number of existing urban services, such as police protection and potable water, wastewater, and stormwater services as future development occurs or as the need arises. It is important to note that annexation will also make local government officials and services much closer and more accessible to the property owners of the proposed annexation areas.

In summary, the proposed annexation areas will provide future land for the long-term growth of Medley, significant job creation, and increase the tax base of the Town and Miami-Dade County for operation and infrastructure improvements in the future.

Existing Land Use Trends and Tax Base Growth

A review of existing land uses within the proposed annexation areas show that nearly 59% of the proposed annexation area is developed as Industrial. Approximately 31% of the area is water; however, these are manmade lakes that may continue to be filled in for future industrial development. Transportation, Communications & Utilities comprise approximately 7% of the area with the remaining 3% categorized as vacant.

2019 Existing Land Uses in Proposed Annexation Areas
Portion of Section 09, Township 53 S, Range 40 E

Land Use	Annexation Area Acres	Annexation Area Percent of Total	Town Area Acres	Town Percent of Total	County Acres	County Percent of Total
Residential	0.0	0.0	33.8	0.9	112,627.6	8.9
Commercial, Office, and Transient Residential *	0.0	0.0	41.1	1.1	14,155.7	1.1
Industrial	132.4	23.1	2014.0	53.4	19,444.3	1.5
Institutional	0.0	0.0	21.3	0.6	15,495.1	1.2
Parks/Recreation	0.0	0.0	0.8	0.0	834,300.4	65.9
Transportation, Communication, Utilities	11.5	2.0	777.6	20.6	87,386.5	6.9
Agriculture	0.0	0.0	0.0	0.0	63,007.0	5.0
Undeveloped	0.0	0.0	309.1	8.2	82,104.9	6.5
Inland Waters	428.4	76.4	576.6	15.3	37,792.6	3.0
Total:	**572.3**	**100.0**	**3,774.2**	**100.0**	**1,266,314.2**	**100.0**

** Transient Residential includes Hotels and Motels*

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section January 2020

Existing Land Use acreages are parcels and may not include abutting right of way

Portion of Section 14, Township 53 S, Range 40 E

Land Use	Annexation Area Acres	Annexation Area Percent of Total	Town Area Acres	Town Percent of Total	County Acres	County Percent of Total
Residential	0.0	0.0	33.8	0.9	112,627.6	8.9
Commercial, Office, and Transient Residential *	1.4	23.4	41.1	1.1	14,155.7	1.1
Industrial	0.0	0.0	2,014.0	53.4	19,444.3	1.5
Institutional	2.3	37.3	21.3	0.6	15,495.1	1.2
Parks/Recreation	0.0	0.0	0.8	0.0	834,300.4	65.9
Transportation, Communication, Utilities	2.4	39.3	777.6	20.6	87,386.5	6.9
Agriculture	0.0	0.0	0.0	0.0	63,007.0	5.0
Undeveloped	0.0	0.0	309.1	8.2	82,104.9	6.5
Inland Waters	0.0	0.0	576.6	15.3	37,792.6	3.0
Total:	**6.2**	**100.0**	**3,774.2**	**100.0**	**1,266,314.2**	**100.0**

** Transient Residential includes Hotels and Motels*
Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section January 2020

Existing Land Use acreages are parcels and may not include abutting right of way

Portion of Section 15, Township 53 S, Range 40 E

Land Use	Annexation Area Acres	Annexation Area Percent of Total	Town Area Acres	Town Percent of Total	County Acres	County Percent of Total
Residential	0.0	0.0	33.8	0.9	112,627.6	8.9
Commercial, Office, & Transient Residential *	2.9	0.9	41.1	1.1	14,155.7	1.1
Industrial	248.6	75.7	2,014.0	53.4	19,444.3	1.5
Institutional	0.0	0.0	21.3	0.6	15,495.1	1.2
Parks/Recreation	0.0	0.0	0.8	0.0	834,300.4	65.9
Transportation, Communication, Utilities	61.9	18.8	777.6	20.6	87,386.5	6.9
Agriculture	0.0	0.0	0.0	0.0	63,007.0	5.0
Undeveloped	15.2	4.6	309.1	8.2	82,104.9	6.5
Inland Waters	0.0	0.0	576.6	15.3	37,792.6	3.0
Total:	**328.6**	**100.0**	**3,774.2**	**100.0**	**1,266,314.2**	**100.0**

** Transient Residential includes Hotels and Motels*

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section January 2020

Existing Land Use acreages are parcels and may not include abutting right of way

All of Section 31, Township 52 S, Range 40 E

Land Use	Annexation Area Acres	Annexation Area Percent of Total	Town Area Acres	Town Percent of Total	County Acres	County Percent of Total
Residential	0.0	0.0	33.8	0.9	112,332.3	8.9
Commercial, Office, & Transient Residential *	0.0	0.0	43.1	1.1	14,252.6	1.1
Industrial	528.8	82.8	2,014.0	50.8	19,150.8	1.5
Institutional	0.0	0.0	21.3	0.6	15,426.1	1.2
Parks/Recreation	0.0	0.0	0.8	0.0	834,338.8	65.9
Transportation, Communication, Utilities	29.0	4.5	777.6	20.2	87,542.0	6.9
Agriculture	0.0	0.0	0.0	0.0	62,588.8	4.9
Undeveloped	27.0	4.2	309.1	10.7	83,003.1	6.6
Inland Waters	54.2	8.5	576.6	15.7	37,679.7	3.0
Total:	**639.0**	**100.0**	**3,774.2**	**100.0**	**1,266,314.2**	**100.0**

** Transient Residential includes Hotels and Motels*

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section January 2020

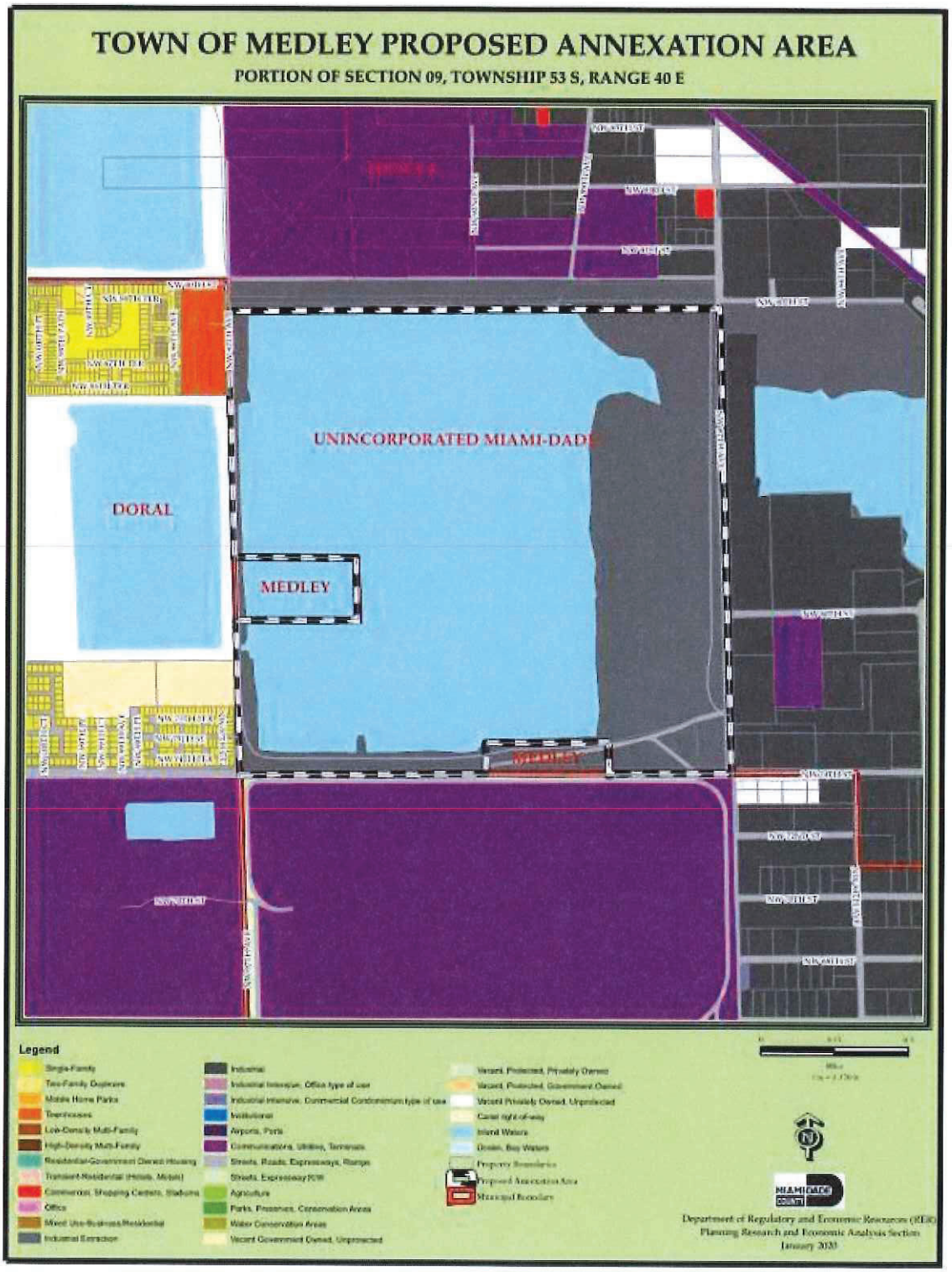
Existing Land Use acreages are parcels and may not include abutting right of way

Total Existing Land Use of Annexation Areas

Existing Land Use	Acreage	% of Total Land Area
Residential	0.00	0.00%
Commercial, Office, and Transient Residential	4.3	0.28%
Industrial	909.8	58.9%
Institutional	2.30	0.15%
Parks & Recreation	0.00	0%
Transportation, Communication & Utilities	104.8	6.8%
Agriculture	0.00	0%
Undeveloped	42.2	2.8%
Inland Waters	482.6	31.3%
Totals	**1,546.0**	**100.00%**

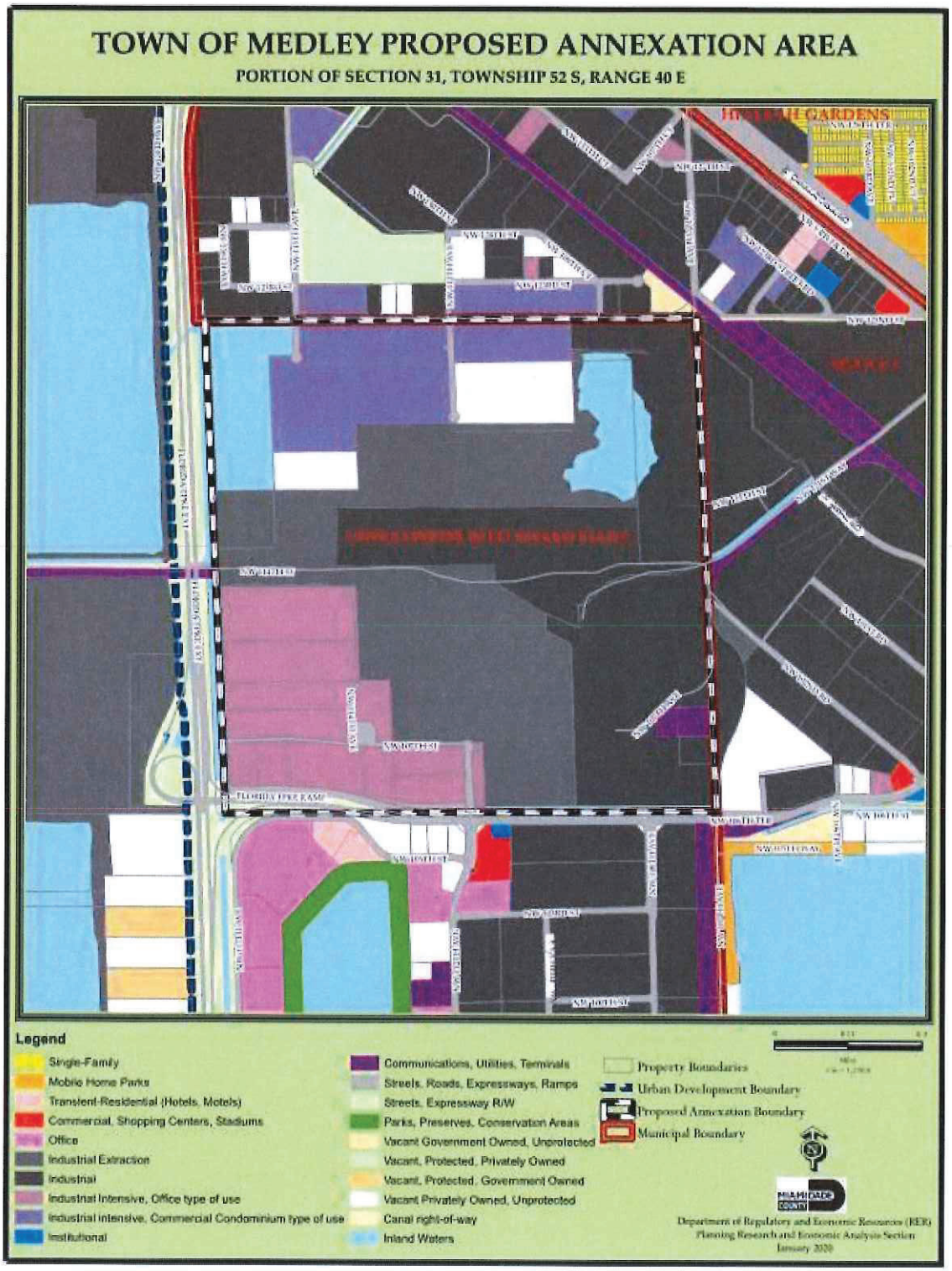
Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section January 2020

Existing Land Use acreages are parcels and may not include abutting right of way


TOWN OF MEDLEY PROPOSED ANNEXATION AREA
PORTION OF SECTION 09, TOWNSHIP 53 S, RANGE 40 E
UNINCORPORATED MIAMI-DADE
DORAL
MEDLEY
Legend
Department of Regulatory and Economic Resources (RER)
Planning Research and Economic Analysis Section
January 2020


TOWN OF MEDLEY PROPOSED ANNEXATION AREA
PORTION OF SECTION 14, TOWNSHIP 53 S, RANGE 40 E
MEDLEY
Legend
Commercial, Shopping Centers, Stadiums
Office
Industrial
Industrial Intensive, Office type of use
Industrial intensive, Commercial Condominium type of use
Institutional
Communications, Utilities, Terminals
Streets, Roads, Expressways, Ramps
Streets, Expressway R/W
Vacant Government Owned, Unprotected
Proposed Annexation Area
Property Boundaries
Municipal Boundary
MIAMI-DADE COUNTY
Department of Regulatory and Economic Resources (RER)
Planning Research and Economic Analysis Section
January 2020


TOWN OF MEDLEY PROPOSED ANNEXATION AREA
PORTION OF SECTION 15, TOWNSHIP 53 S, RANGE 40 E
Legend
Transient-Residential (Hotels, Motels)
Commercial, Shopping Centers, Stadiums
Office
Industrial Extraction
Industrial
Industrial Intensive, Office type of use
Industrial Intensive, Commercial Condominium type of use
Institutional
Communications, Utilities, Terminals
Streets, Roads, Expressways, Ramps
Streets, Expressway R/W
Parks, Preserves, Conservation Areas
Vacant Privately Owned, Unprotected
Inland Waters
Property Boundaries
Proposed Annexation Area
Municipal Boundary
Department of Regulatory and Economic Resources (RER)
Planning Research and Economic Analysis Section
January 2020


TOWN OF MEDLEY PROPOSED ANNEXATION AREA
PORTION OF SECTION 31, TOWNSHIP 52 S, RANGE 40 E
Legend
Single-Family
Mobile Home Parks
Transient-Residential (Hotels, Motels)
Commercial, Shopping Centers, Stadiums
Office
Industrial Extraction
Industrial
Industrial Intensive, Office type of use
Industrial Intensive, Commercial Condominium type of use
Institutional
Communications, Utilities, Terminals
Streets, Roads, Expressways, Ramps
Streets, Expressway R/W
Parks, Preserves, Conservation Areas
Vacant Government Owned, Unprotected
Vacant, Protected, Privately Owned
Vacant, Protected, Government Owned
Vacant Privately Owned, Unprotected
Canal right-of-way
Inland Waters
Property Boundaries
Urban Development Boundary
Proposed Annexation Boundary
Municipal Boundary
Department of Regulatory and Economic Resources (RER)
Planning Research and Economic Analysis Section
January 2020

Miami-Dade County Terminal Facilities

It is noted that none of the lands proposed for annexation include lands designated TERMINALS on the Miami- Dade County Future Land Use Plan Map. The proposed future land use in the proposed annexation areas will be consistent with the *Industrial and Office* and *Restricted Office and Industrial* future land use designations shown on the County's adopted land use plan.

The Town has experienced a surge in industrial development interest in the past decade. However, officials have not been able to take full advantage of this interest due to the lack of vacant and accessible industrial sites in the Town. This interest continues even in the face of significant economic contraction and a reduction of new construction in most of the other municipalities and unincorporated parts of the County.

During the processing of its annexation application in 2000, Medley voluntarily deferred over 60% of its land request to provide the Doral MAC (now the City of Doral) and major landowners opportunities to assess their options. Specifically, Section 8, Township 53 South, Range 40 East, which had been part of that application, was granted to Doral during the political process preceding the formal incorporation of the City as a result of Medley voluntarily withdrawing Section 8 from the 2000 application. The Town of Medley continued the annexation application process in 2004 and again in 2009 seeking to annex Sections 9, 15 and a small parcel in Section 14, all Township 53S, Range 40E and Section 31, Township 52S, Range 40E. In 2013, the County requested the Town of Medley and the Cities of Miami Springs, Doral and Virginia Gardens negotiate annexation boundaries for the area west of Miami International Airport (Community of Interest 18). An agreement was reached in 2016 where a portion of Section 15, Township 53S. Range 40E previously proposed for annexation by the Town of Medley was now proposed to be annexed by Doral (along NW 58th Street). Additionally, Medley agreed not to pursue additional areas in Section 14. However, Medley's need for tax base growth has not decreased with said cooperation and agreement.

The Town is dependent on its tax base to fund necessary infrastructure improvements for continued industrial and business growth and development. Medley's property tax rate, which had been averaging around 5.65 mills since the time the last annexation proposal was deferred in 2009, was 5.3800 mills for FY13/14, increasing to 6.3800 mills in FY 14/15, and for the FY 15/16 budget was 5.5791 mills. For FY 16/15 the millage is 5.5000 mills, with some capital expenditures funded through reserves (even so, the City maintains a healthy reserves) in anticipation of the 2016 annexations. The Unincorporated Municipal Services Area (UMSA) rate for FY 2018/2019 is - 1.9283 with a countywide millage rate of 4.6669.

Infrastructure Improvements

The Town has caused significant improvements to be made to the infrastructure systems in and around the proposed annexation areas. This commitment by Medley to the upgrading of existing public facilities and the extension of facilities and services into the proposed annexation areas shows that the Town is in the best position to efficiently service the proposed area.

It is important to note that the Town worked closely with Miami-Dade County to plan and construct the Metrorail Terminus Station at the Palmetto Expressway that provides access to Medley. This intergovernmental partnership extended fixed-rail transit to the Town for the first time, where few public transportation opportunities previously existed. The Metrorail station positively changed travel patterns throughout northwest Miami-Dade County, including Medley and the proposed annexation areas, and relieved intense industrial and commercial traffic in and surrounding the Town. The development of vacant industrial and commercial sites will create additional jobs and thus additional ridership for Metrorail and Metrobus systems to the benefit of both the County and the Town, while simultaneously expanding the tax base for the County and the Town. Furthermore, the Town is currently working with the Florida Department of Transportation (FDOT) on an impressive expansion and improvement project for NW 87th Avenue, which is a major transportation corridor not only to the Town, but to all of Miami-Dade County.

Medley will also provide the most logical and cost-effective extension of other services to the proposed annexation areas including police protection and infrastructure upgrading. Medley police response to the annexation areas will be between 2 to 4 minutes. This will constitute a more rapid response than is currently provided in Sections 31, 9, and 14 and comparable to response provided in Section 15. The greater ability of the Medley Police Department to serve this area is further illustrated by the fact that the County has granted the Town "concurrent jurisdiction" to assist in providing timely police response to the proposed annexation area.

Property owners in the proposed annexation areas will also benefit from close proximity to the Town's general government activities and services including Town Council meetings, elected officials, administrative personnel, and building plan review and permitting. This proposed annexation area is appropriate to become a natural extension of the Town's industrial development pattern in the western and southern portions of Medley.

For the reasons stated above, it is appropriate that Miami-Dade County approve the annexation of these proposed areas into the municipal limits of the Town of Medley.

7. Enclaves (County Code Section 20-3. (E))

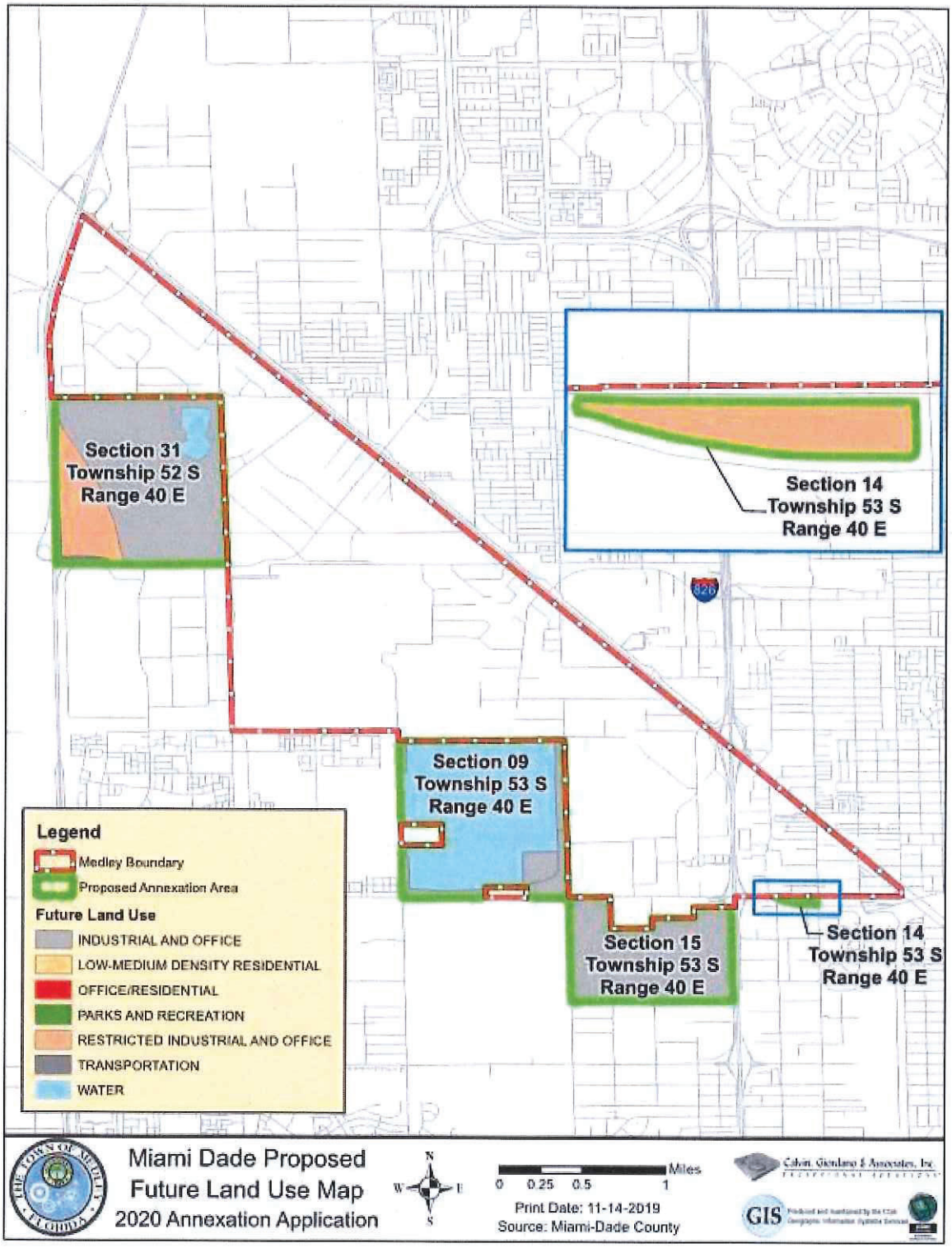
The proposed annexations include no unincorporated enclaves, nor creates any unincorporated enclaves. However, the proposed annexation of the remainder of Section 9 will eliminate two existing incorporated enclaves that are already within the Town of Medley limits.

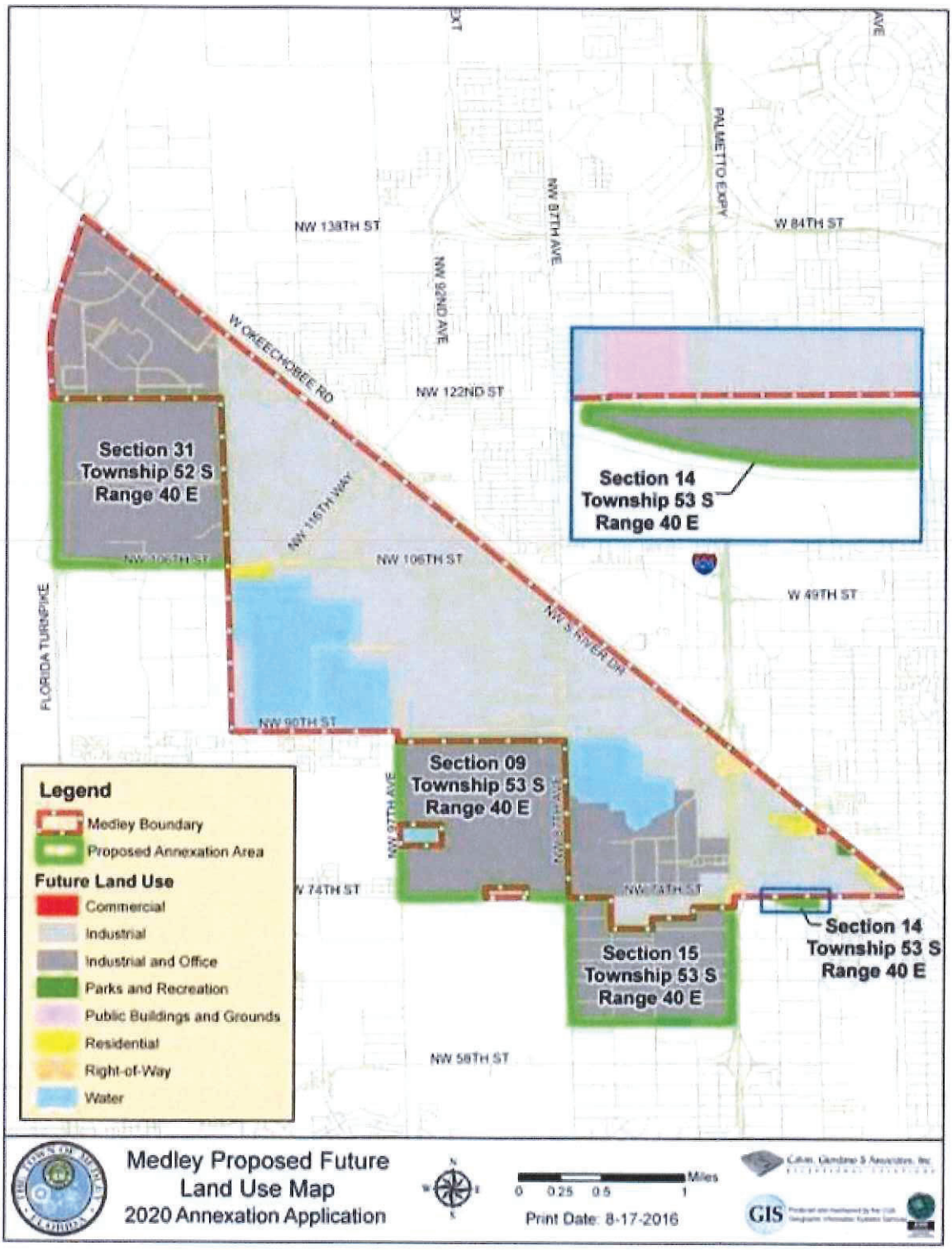
8. Additional Information (County Code 20-3 (F))

(1.) Land Use

The Miami-Dade County 2015 and 2025 Land Use Map designations for the proposed annexation areas are primarily *Industrial and Office* and *Restricted Industrial and Office*. The proposed annexation areas will retain the same or similar land use designations to allow existing property owners the same development potential when incorporated into the Town of Medley.

The Town will amend its Comprehensive Plan within one year of incorporation of the proposed annexation areas to show the new Town boundary and future land use designations.


Section 31
Township 52 S
Range 40 E
Section 14
Township 53 S
Range 40 E
826
Section 09
Township 53 S
Range 40 E
Section 15
Township 53 S
Range 40 E
Section 14
Township 53 S
Range 40 E
Legend
Medley Boundary
Proposed Annexation Area
Future Land Use
INDUSTRIAL AND OFFICE
LOW-MEDIUM DENSITY RESIDENTIAL
OFFICE/RESIDENTIAL
PARKS AND RECREATION
RESTRICTED INDUSTRIAL AND OFFICE
TRANSPORTATION
WATER
Miami Dade Proposed
Future Land Use Map
2020 Annexation Application
N
W
E
S
0 0.25 0.5 1
Miles
Print Date: 11-14-2019
Source: Miami-Dade County
Calvin, Giordano & Associates, Inc.
GIS


NW 138TH ST
NW 92ND AVE
NW 87TH AVE
PALMETTO EXPY
W 84TH ST
W OKEECHOBEE RD
NW 122ND ST
Section 31
Township 52 S
Range 40 E
NW 116TH WAY
NW 106TH ST
Section 14
Township 53 S
Range 40 E
W 49TH ST
FLORIDA TURNPIKE
NW 90TH ST
Section 09
Township 53 S
Range 40 E
NW 97TH AVE
W 74TH ST
Section 15
Township 53 S
Range 40 E
Section 14
Township 53 S
Range 40 E
NW 58TH ST
Legend
Medley Boundary
Proposed Annexation Area
Future Land Use
Commercial
Industrial
Industrial and Office
Parks and Recreation
Public Buildings and Grounds
Residential
Right-of-Way
Water
Medley Proposed Future
Land Use Map
2020 Annexation Application
Miles
0 0.25 0.5 1
Print Date: 8-17-2016
GIS

Zoning

The existing Miami-Dade zoning designations generally allow for commercial, light industrial and heavy industrial uses. Property owners within the proposed annexation areas will retain the same development potential as currently allowed under the Miami-Dade Zoning Code. The Town of Medley Zoning Code states the following regarding the zoning of annexed properties:

> *Upon the annexation of any properties into to the town, the property will remain under its present zoning classification the same as if it had been zoned by the town, and the town will honor and recognize such zoning and the use thereof and the same to be commensurate zoning regulations of the town. (Sec. 62-59.)*

Miami-Dade County Zoning in Proposed Annexation Areas

Miami Dade Zoning	Acreage	% of Total Land Area
Industrial	917.68	59.23%
Commercial & Business Districts	0.21	0.001%
Interim	556.73	35.93%
Office Park District 3	63.26	4.10%
Null (No Zoning)	11.53	0.74%
Total	**1,549.41**	**100.00%**

Source: Miami-Dade County,-2016, CGA GIS 2020

Note: The slight difference in land area between the zoning and land use is due to the basis for GIS data creation. (The future land use was assigned by parcel. The zoning was assigned by region. Industrial includes unlimited, light, heavy and conditional manufacturing).

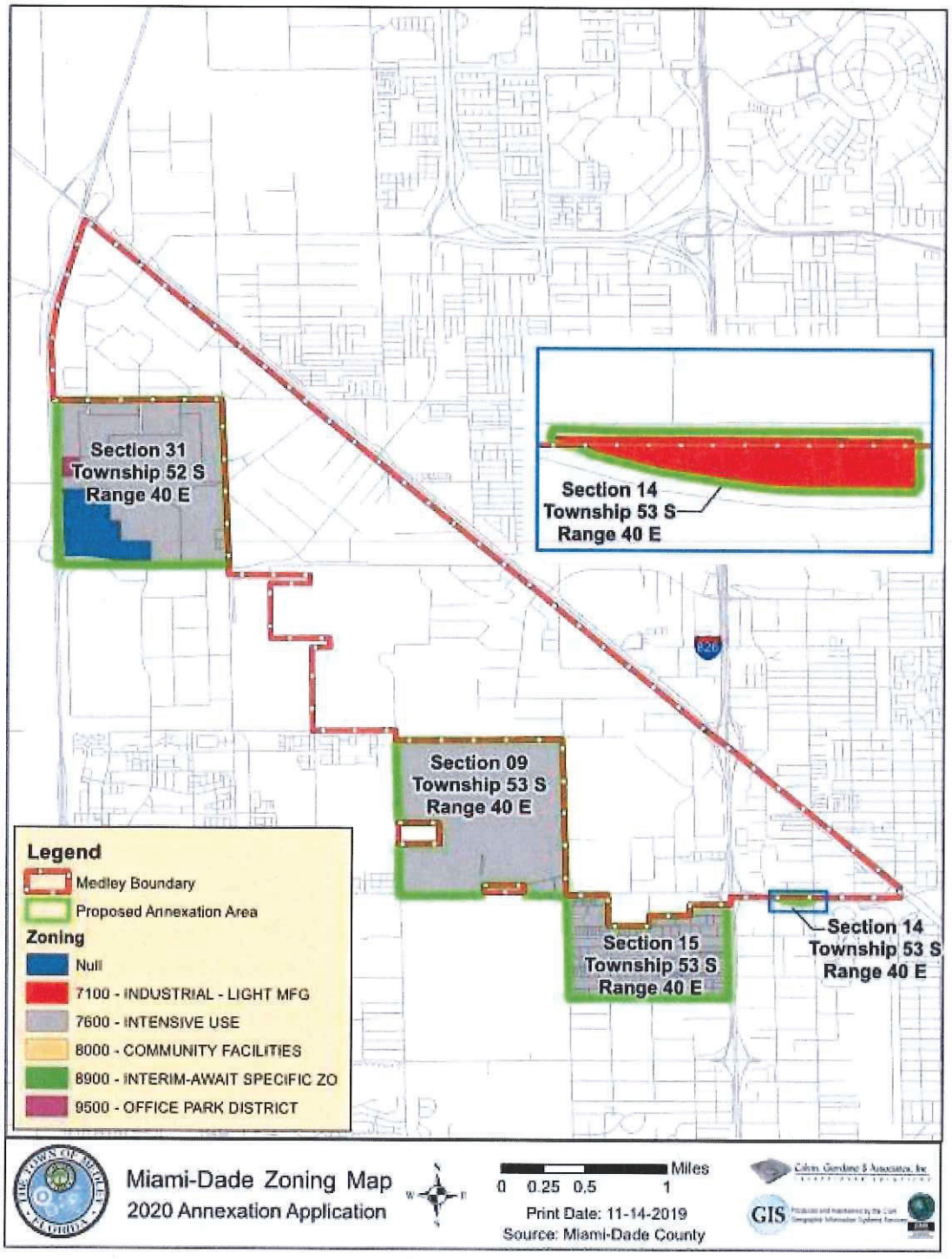
The Medley Zoning Code is generally developed based upon the Miami-Dade Zoning Code. The M-1 Industrial District (light manufacturing) and M-3 Industrial District (heavy manufacturing) will accommodate existing uses within the proposed annexation areas.

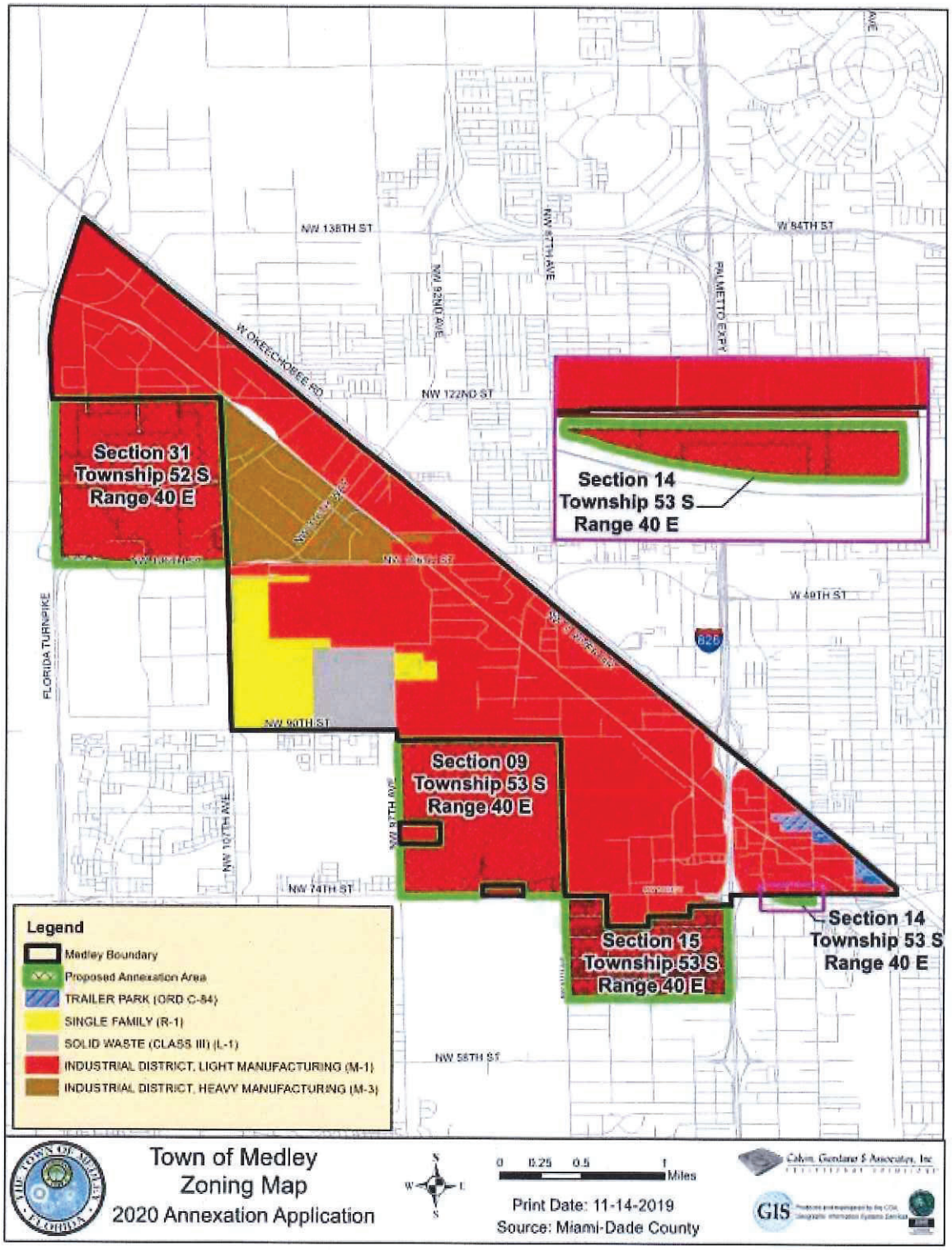
Medley Zoning Designations in the Proposed Annexation Area

Proposed Medley Zoning	Acreage	% of Total Land Area
M-1 INDUSTRIAL DISTRICT (Light Industrial)	1,547	100.00%
Total	**1,549**	**100.00%**

Source: Town of Medley, 2016.

The following maps show the current Miami-Dade and proposed Medley zoning designations.




NW 138TH ST
NW 97TH AVE
W 84TH ST
PALMETTO EXPY
W OKEECHOBEE RD
NW 122ND ST
Section 31
Township 52 S
Range 40 E
Section 14
Township 53 S
Range 40 E
W 49TH ST
FLORIDA TURNPIKE
NW 90TH ST
Section 09
Township 53 S
Range 40 E
NW 107TH AVE
NW 74TH ST
Section 15
Township 53 S
Range 40 E
Section 14
Township 53 S
Range 40 E
NW 58TH ST
Legend
Medley Boundary
Proposed Annexation Area
TRAILER PARK (ORD C-84)
SINGLE FAMILY (R-1)
SOLID WASTE (CLASS III) (L-1)
INDUSTRIAL DISTRICT, LIGHT MANUFACTURING (M-1)
INDUSTRIAL DISTRICT, HEAVY MANUFACTURING (M-3)
Town of Medley
Zoning Map
2020 Annexation Application
0 0.25 0.5 1 Miles
Print Date: 11-14-2019
Source: Miami-Dade County
GIS

8. (2.) Services to be Provided

a. Police Protection

The existing land uses in the proposed annexation areas are highly compatible with the Town of Medley's existing land use mix and ability to provide services. The Town's police are trained to respond to issues related to industrial, warehouse, and commercial areas.

Police protection will be provided for proposed annexation areas by the Medley Police Department. The daily police workforce and facilities available close to the proposed annexation areas will allow for better and faster police response and protection for the areas. Medley Police Headquarters is located at 7331 NW 74th Street, which is within 2 miles of the Section 9, ½ mile of Section 15, and adjacent to Section 14. The Town also has one police substation co-located with a Miami-Dade Fire Station facility, at 10200 NW 116th Way within the Town which is within ½ mile of Section 31. There is also an emergency substation located at the new Medley Municipal Services Facility at 7777 NW 72nd Avenue within Medley.

The Medley Police Department currently has 39 police officers with a command force staff of 4. Communication and administrative staff bring the total department full time +employees to 50. The Department has 43 patrol cars and also has 3 motorcycles and 3 bicycle patrols, and a general investigation unit. The Town's police department has a state-of-the-art FDLE certified Regional Firearms Training Center, consisting of four firing ranges, a 100-yard rifle range and 4 classroom/educational facilities servicing almost every law enforcement agency in Miami-Dade County, along with state and federal agencies and 3 police academies.

The Town of Medley is currently providing police services to the proposed annexation areas as needed through a mutual aid agreement with Miami-Dade County. The close proximity of Medley Police services will provide much faster police response to the areas than is currently be provided by the Miami-Dade Police Department.

Projected Town Police emergency response to the proposed annexation areas is 2 to 4 minutes. The nearest Miami-Dade Police Substation to the proposed annexation areas is in Miami Lakes (at least five miles from each proposed annexation area) with an estimated 15-minute emergency response time from the nearest substation to the proposed annexation area. The City of Doral currently has a police facility south of Section 15.

Thus, Medley can provide faster service and more frequent crime-deterrent patrols for the proposed annexation areas than is now be provided by the County Police Department or any other municipality. The strong working partnership with the County

Police Department and surrounding municipalities will be continued after annexation to provide backup for Town Police in cases of major crime events and major traffic accidents, should they occur.

b. Fire Protection/Emergency Medical

The Town of Medley supports a countywide fire and emergency medical service system. Fire protection and emergency medical services will continue to be provided by Miami-Dade County from Station 46, located in Medley at 10200 NW 116th Way, which currently serves the proposed Annexation Areas. The station is approximately ½ to 2 miles from the proposed annexation areas.

c. Water Supply and Distribution

As indicated earlier, Medley provides central water services to Section 14. Medley's central water is supplied in bulk under an agreement with the Miami-Dade Water and Sewer Department. The water is distributed to Medley customers through a water pipe system built and maintained by the Town.

While the Town would be available to provide water services to other proposed annexation areas, it is more probable that water for those areas with existing development will continue to be supplied by the Miami-Dade Water and Sewer Department (WASD.) For areas adjacent to the Town's distribution system that will be developed in the future, potable water will be provided by the Town. Medley can provide cost-efficient potable water distribution services to development as it occurs.

d. Wastewater Facilities

Medley also provides wastewater services to Section 14 and a small portion of Section 9 which is currently vacant. The Town built and maintains the gravity and force main collection system in this area, and purchases wastewater treatment capacity from Miami-Dade County. Wastewater collected from the Town is treated at the Miami-Dade County Regional Treatment Facilities.

Properties in Sections 15, and 31 and most of Section 9 are provided wastewater services by the County. Medley can extend wastewater collection services into these areas if desired or requested by WASD, however, it is more probable that wastewater service will continue to be supplied by WASD in these areas. Areas adjacent to the Town's distribution system that are developed in the future will be provided wastewater service by the Town. Medley can extend its cost-efficient wastewater collection services to development as it occurs.

e. Solid Waste Removal and Disposal

Currently, Medley provides garbage and trash pickup for all Town residents. Garbage is collected twice a week and bulk trash is picked up twice monthly. For commercial and industrial uses, it is expected that solid waste removal services will continue to be contracted on an individual business basis with qualified commercial haulers who also provide disposal. The solid waste generated from the proposed annexation areas will be disposed of in appropriate regional facilities by the private garbage and trash haulers.

f. Electric Service and Street Lighting

Electric service and the street lighting system in Medley are currently provided by Florida Power and Light (FPL). FPL has adequate capacity to serve the future electrical needs of the subject areas. It is expected that FPL would provide these services to the proposed annexation areas as development occurs. The standards for street lighting in the proposed areas would be fully consistent with the Florida Building Code and State Energy Code, as well as existing County codes.

g. Street Construction and Maintenance

Medley maintains all streets within its jurisdiction with the exception of State and County roadways. Many minor arterials and collector streets are constructed and improved by the private sector as development occurs with maintenance responsibility transferring to the Town once improvements are completed. It is expected that future roads and streets in the proposed annexation areas would be constructed/improved by private development and thereafter maintained by Medley. Existing roads and streets will be maintained by Medley's Public Works Department.

h. Parks and Recreation

The current and proposed land use for the subject annexation areas is *Industrial and Office* and *Restricted Industrial and Office*. If annexation is approved, the Town will keep this same land use pattern in place. There are 20 voters in the area, thus a moderate residential need for park and recreation facilities is present. In addition, office and industrial workers are also encouraged to utilize park facilities at lunchtime and immediately following work. The Town has the following park facilities near the proposed annexation areas:

- Tobie Wilson Park. Includes a swimming pool, "kiddie" park area with specialized equipment, barbeque and square dance pavilion, softball fields, together with basketball and tennis courts.
- Miami Canal and Seabreeze Linear Park. These are passive parks which include benches and tables for reading, picnics and relaxation.

- Medley Lakeside Retirement Recreation Building. Includes a complete kitchen and dining area, and is used for senior resident weekday hot lunch programs and weekend cold lunch programs as well as many other social activities. This facility is also utilized for special events, billiards, dominos, and card/board games, and contains group meeting areas, gym equipment and workout area, and fully-equipped laundry room.
- Medley Municipal Services Facility (MMSF). In addition to Town administrative space, passive park space, fitness center, classroom space, and serving kitchen are available for educational and recreational purposes. It is important to note that that the Medley Municipal Services Facility can also serve as a post-emergency center able to serve 1,500 meals three times per day and contains bathrooms and showers to accommodate 1,000 people per day.

Per the Town's Comprehensive Plan, the Town is exceeding its park level of service of 3 acres per 1,000 residents. However, the Town is willing to develop additional park facilities if needed to accommodate future annexation areas.

i. Building Permitting and Inspections

The Town maintains departments which provide plan review, process building permits, conduct building inspections and issue citations for Town and Building Code violations. All building review and inspection services are provided by Town staff, except for reviews by the County's Department of Environmental Resources Management (DERM) and Fire Department. Town building services would be much closer and convenient to the property owners of proposed annexation areas than similar services now provided by Miami-Dade County. All applicable federal, state, regional, and county stormwater management and environmental permits are required to be obtained prior to the issuance of any specific Town building permit.

j. Zoning Administration

Medley maintains a Town Zoning Code (Chapter 62 of the Code of Ordinances) consistent with the adopted Comprehensive Plan. The Town intends to zone the subject areas as M-I Industrial District and M-3 Industrial District which is generally consistent with the current County zoning and existing development pattern in the proposed annexation areas.

All site plans for proposed development are reviewed for consistency with the Comprehensive Plan and Zoning Code by the Town of Medley Development Review Committee (DRC) which is comprised of Town staff. Site plans which meet all Town planning and zoning requirements are recommended by the DRC to the Chief Building Official for administrative approval and permit processing.

The Town staff reviews all requests for rezoning, variances and special exception permits, and submits recommendations related to these matters to the Town Council for final action. If annexation is approved, property owners in the proposed annexation areas will receive site planning and zoning administration services from the Town of Medley which are considerably more accessible than similar County services, saving those owners valuable time and money.

k. Local Planning Services

The current Town of Medley Comprehensive Plan was approved, pursuant to Florida Statutes, in September 1990 and revised in 2009 and 2017 per the Evaluation and Appraisal Report process established by Florida Statutes. The proposed land use designations for the proposed annexation areas are *Industrial and Office* and *Restricted Industrial and Office* on the adopted 2027 Future Land Use Plan Map. These proposed future land uses are consistent with the Adopted 2020 and 2030 Land Use Plan for Miami-Dade County. Comprehensive Plan amendments are reviewed by the Town staff and recommendations are forwarded to the Local Planning Agency (LPA) for a recommendation to the Town Council. If approved by the Town Council, they are transmitted to the Florida Department of Economic Opportunity (DEO) for review and an eventual compliance finding also pursuant to Florida Statutes.

If the proposed annexation is approved, a Comprehensive Plan Amendment will be initiated to formally add the new area to the Future Land Use Map (FLUM); include any capital improvements necessary to maintain level-of-service standards; ensure that all environmental goals, objectives, and policies are met; and modify other Plan Elements as appropriate.

Medley will be better able to provide effective and coordinated future comprehensive planning for the areas. This is due to the fact that the proposed annexation areas will become an integral component of a planned future land use pattern emanating outward from the nearby Medley town center rather than remaining as another generic industrial area on the periphery of Miami-Dade County's future development boundary.

l. Special Services

Stormwater Management

Regional stormwater management standards in Medley are implemented by the South Florida Water Management District (SFWMD) and Miami-Dade County Department of Environmental Resources Management (DERM). All proposed development projects must obtain the required regional and county stormwater management permits prior to issuance of a Town building permit. If annexation is approved, this same procedure will

apply to the subject areas. Medley operates a Stormwater Utility town wide and will provide stormwater management facilities and services to the proposed annexation areas. As development occurs, parcel owners and/or developers will be required to install stormwater management facilities in accordance with existing standards and the Town will maintain and service the facilities.

Housing

The areas to be annexed are not suitable for residential development. Within these areas, there are no schools, nor are there shopping or related services needed for adequate residential development.

Economic Development

The Town of Medley is known nationwide as the commercial and industrial hub of Miami-Dade County. Just minutes away from Miami International Airport and Opa-Locka Executive Airport, with access to major expressway connectors, as well as railroads, (especially the FEC Railroad freight line and sidings, serving many Medley businesses along its tracks), Medley is the perfect place for continued industrial development and economic growth that will benefit the entire County. The Town is home to the newly constructed Palmetto Metrorail Station which connects to 21 other Metrorail stations within the County. The Town of Medley is conveniently located to all forms of transportation which is why it attracts businesses of all types.

The Town provides assistance in the engineering and design of infrastructure needed for new development and existing business expansions. The Town also contributes on a case by case basis to stormwater infrastructure improvements. In addition, the Town carefully monitors roadways, water and wastewater service to ensure these facilities are adequate to serve existing and future development.

Additionally, the Town consistently seeks grants to enhance its infrastructure to continue positive and sustainable development. The Medley Municipal Services Facility also acts as an information clearance center allowing local businesses to post employment opportunities. Town staff also provides information to prospective businesses on vacant lands, buildings (when vacancies exist), and permitting.

m. General Government

Medley is a municipal corporation established under Florida Statutes and the Miami-Dade County Charter, and governed by an elected mayor and four (4) elected Town Council members. The Mayor is also the Town's Chief Executive Officer and is responsible for the direction and operation of all departments, agencies, and employees of the Town. Annexation approval will provide property owners much better access to their

local government and political leaders compared to the current situation where persons must travel to the Downtown Miami-Dade County Governmental Center (12 miles away) to participate in County governmental activities and meet with their elected representatives, unless special alternative meeting locations are agreed upon.

9. Timetable to Supply Services

	Service	Timetable
a.	Police Protection	Immediate
b.	Fire Protection/Emergency Medical	As required by future development
c.	Water Supply and Distribution	As required by future development
d.	Wastewater Facilities	As required by future development
e.	Solid Waste Removal	As required by future development
f.	Electric Service and Street Lighting	As required by future development
g.	Street Construction and Maintenance	As required by future development
h.	Parks and Recreation	As required by future development
i.	Building Permitting and Inspections	Immediate
j.	Zoning Administration	Immediate
k.	Local Planning Services	Immediate
l.	Special Services	
	Stormwater Management	As required by future development
	Economic Development	Immediate
m.	General Government	Immediate

10. Financing of Services

a. Police Protection

The Medley Police Department is funded through the Town's General Fund. If the proposed annexation areas are incorporated into the Town, increased property tax collections from the proposed annexation areas will pay for any needed additional police services. As development occurs in these areas, it is anticipated that increased property values will generate greater revenues which will offset police service costs over the longer term, providing Medley the ability to cover the Town's overall millage rate.

b. Fire Protection/Emergency Medical

Fire protection and emergency medical services will continue to be provided by Miami-Dade County using existing revenue sources. Any additional fire and emergency medical costs incurred by the County as a result of future growth in the proposed annexation areas is expected to be offset by higher County ad valorem revenues from the areas.

c. Water Supply and Distribution

Future costs associated with water main extensions and connections will be paid for by private developers as development in the proposed areas progresses. Monthly water usage charges will provide the revenues necessary for operation and maintenance of the potable water treatment and distribution system. The Town actively seeks grants to the fullest extent possible and utilizes State of Florida Revolving Fund Loans for potable water capital improvement projects.

d. Wastewater Facilities

Future costs associated with wastewater line extensions and connections will be paid by private developers as development in the proposed areas progresses. Monthly wastewater usage charges will provide the revenues necessary for operation and maintenance of the wastewater treatment facilities, pump stations, and lines outside of Medley by Miami-Dade County and the collection system within Medley. The Town actively seeks grants to the fullest extent possible and utilizes State of Florida Revolving Fund Loans for wastewater capital improvement projects.

e. Solid Waste Removal and Disposal

Waste removal costs will be paid by individual businesses in the proposed annexation areas that contract with licensed commercial haulers. Solid waste disposal costs generated from the proposed areas will be borne by private garbage and trash haulers who pay bulk fees to regional disposal facilities.

f. Electric Service and Street Lighting

Electric service and street lighting will be funded by Florida Power and Light through user fees as future development occurs.

g. Road Construction and Maintenance

New roadways and expansions of existing streets necessary to accommodate future development will be funded by the private development sector through direct construction and by the State, County, and Town using gas taxes, impact fees, grants, loans and ad valorem taxes generated from future development in the proposed annexation areas. The current roadway expansion and improvement project for NW 87th Avenue is adding additional capacity to support the areas.

h. Parks and Recreation

No new park and recreation facilities will be needed to serve the industrial and commercial land uses anticipated for the proposed annexation areas. However, the Town is willing to provide additional park space if found necessary.

i. Building Permitting and Inspections

Building permitting and inspections are paid for by fees collected from private developers as project applications are submitted. This same source would be used to pay for building permitting and inspections as future development occurs in the annexed areas.

j. Zoning Administration

Site planning and zoning administration are funded by fees collected from private developers as they submit project applications. This same source would be used to pay for site planning and zoning administration as future development occurs in the proposed annexation areas.

k. Local Planning Services

Comprehensive planning services in Medley are paid from the General Fund. Planning for the proposed annexation areas would be funded from ad valorem tax revenues.

i. Special Services

Stormwater Management

Local drainage improvements in the proposed areas will be funded by the private sector as future development occurs and maintenance of those facilities will be implemented through the Medley Stormwater Utility.

m. General Government

General government services in Medley are funded from the General Fund. For the proposed annexation areas, these services would be funded from increased property tax revenues resulting from the annexation.

Fiscal Year	Millage Rate	Initial Taxable Value	Taxable Value per Acre
2011	5.6500	1,883,748,562	499,138
2012	5.6500	1,759,609,898	466,245
2013	5.5850	1,752,944,746	464,479
2014	5.3800	1,797,187,544	476,202
2015	6.3800	1,762,783,339	467,086
2016	5.5791	1,862,288,597	493,452
2017	5.5000	1,986,106,744	526,260
2018	5.4000	2,093,417,657	554,695
2019	6.3000	2,229,833,474	590,841
2020	5.0500	2,418,951,165	650,942

Based on approximately 3774 acres; values source Town of Medley Finance Dept.

11. Tax Load

According to the Miami-Dade County Property Appraisers' Office, the 2019 current real estate taxable value of $722,154,094 in the proposed annexation areas is broken down as follows:

2019 Taxable Values per Proposed Annexation Area

Portion	Type	Just Value	Taxable Value
Section 9	Real Estate Personal Property	5,988,670 0	3,515,378 0
Section 14	Real Estate Personal Property	14,954,995 208,609	2,389,005 134,694
Section 15	Real Estate Personal Property	488,261,824 50,566,524	440,498,629 43,199,801
Section 31	Real Estate Personal Property	322,412,230 172,579,517	275,751,082 164,016,251
TOTAL VALUE	**Real Estate** **Personal Property** **All Assessed Property**	**831,617,719** **223,354,650** **1,054,972,369**	**722,154,094** **207,350,746** **929,504,840**

Source: Miami-Dade Property Appraiser, 2019
Note: Values are from the 2019 Preliminary Assessment Roll

The Unincorporated Municipal Services Area (UMSA) rate for FY15/16 is 1.9283 with a countywide millage rate of 4.6669, for an effective County rate of 6.5952 mills.

Applying this rate to the proposed annexation areas, the Miami-Dade property tax collected would be approximately $4,356,065 even without any new development which is anticipated to rapidly increase once annexation occurs.

If the areas described herein are annexed into Medley, the County would still collect the countywide ad valorem tax rate of 4.6669 but would not assess the Unincorporated Municipal Services Area (UMSA) rate of 1.9283. Based on the County millage rate of 4.6669, the property owners in the proposed annexation area would pay $4,337,906 in County taxes (based on the total taxable value of All Assessed Property in the table above).

Property owners in the proposed annexation areas would be subject to the Town's current 2019/2020 ad valorem tax rate of 5.0500 mills, which would generate an estimated 4,693,999 for the Town. The annexation of the areas described herein would

impose a net additional ad valorem tax on those property owners of 3.1217 mills (4.6669 + 5.0500 = 9.7169) – (4.6669 + 1.9283 = 6.5952) = 3.217 resulting in an increase in taxes ($2,901,635). However, it must be noted that the net annual revenue to Medley will be used to supply services and facilities to the proposed annexation areas and allow Medley to continue its program to reduce the Town's overall millage rate.

Medley's operating millage for Fiscal Year 2019/2020 is 5.0500 mills. The Town has steadily decreased the millage rate since FY2001. The gross taxable value for operating purposes in FY 2015/2016 was approximately $1.862 billion, based on a millage rate of 5.5791 mills, which was less than the FY 2010/2011 gross taxable value of approximately 1.88 billion, based on a millage rate of 5.6500. According to table provided by the Miami-Dade County Property Appraiser's office, the gross taxable value for FY 2019/2020 is $2,418,951,165, based on a millage rate of 5.0500.

Medley's property tax rate, which had been averaging around 5.65 mills since the time the last annexation proposal was deferred in 2009, was 5.3800 mills for FY13/14, increasing to 6.3800 mills in FY 14/15, and decreasing in FY 15/16 to 5.5791 mills with some capital expenditures funded through reserves (even so, the City maintains a healthy reserves) in anticipation of the 2016 annexations. The FY 16/17 budget millage rate is 5.5000 The Town will ensure there is no reduction in service levels provided while at the same time continue its goal to reduce Medley's annual millage rate for all properties in the entire Town including the annexation areas, thus reducing the tax burden for all Medley properties while continuing to grow service and level of service (LOS) standards.

There will be, within reason, a *de facto* increase in the millage rate on the properties to be annexed in the near term. It is intended that the Town will continue to evaluate its current millage rate while at the same time increasing service provision especially police protection, building department, and infrastructure in the annexation areas.

Historically, the Town of Medley has been able to provide newly annexed areas an overall increase in police services, improved building department services and infrastructure through construction of new facilities.

Upon completion of the annexation of these proposed areas, Medley intends to again reduce its annual millage rate which will continue to stimulate new development, redevelopment, and the creation of new jobs which will benefit not only the Town, but all of Miami-Dade County.

12. Certificate from Planning Department on Residential Uses.



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July 18, 2016

Mr. Jack Osterholt, Director
Miami-Dade County
Department of Regulatory and Economic Resources
111 NW 1st Street, 2nd Floor
Miami, Florida 33128

RE: Town of Medley Annexation Request – Section 31, Township 52S, Range 40E, Section 09, Township 53S, Range 40E, Section 15, Township 53S, Range 40E and Section 14, Township 53S, Range 40E

Dear Mr. Osterholt,

My client, the Town of Medley, is reinitiating the process to have the above referenced sections of unincorporated land annexed into the Town of Medley (see attached map and descriptions). This is a continuation of the annexation applications previously filed and deferred while the Town of Medley and the cities of Doral, Virginia Gardens and Miami Springs reached an agreement to annex lands with non-conflicting boundaries.

As referenced in Section 20-3 (G) and pursuant to the Miami-Dade County Code, Chapter 20 "Municipalities", Section 20-9 "Election on proposed boundary changes required" a determination by the Director of the Department of Planning and Zoning concerning the percentage of development within the annexed area is required. Section 20-9 states "... If a boundary change involves the annexation or separation of an area having two hundred fifty (250) or fewer resident electors, and the area is less than fifty (50) percent development residential, the Commission may by ordinance effect the boundary change in accordance with Section 5.04.B of the Home Rule Charter. The determination of whether an area is more or less than fifty (50) percent developed residential shall be made in the sole discretion of the Director of the Department of Planning and Zoning.

We would appreciate your assistance in this matter and respectfully request the referenced certification letter. If you have any questions, please don't hesitate to contact me. (954) 921-7781.

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

Hoyt H. Holden, AICP
Planning Manager

HHH/jm
Enclosure

Building Code Services
Coastal Engineering
Code Enforcement
Construction Engineering and Inspection
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EXHIBIT 6

Memorandum

Date: May 6, 2019

To: Chairperson and Members
Planning Advisory Board

From: Jorge M. Fernandez, Jr.
Program Coordinator, Office of Management and Budget

Subject: Staff Report for Proposed Boundary Change to the Town of Medley – Sections 9,14, 15, and 31

Background

On March 3, 2017, the Town of Medley (Town) submitted a boundary change application to the Miami-Dade County Clerk of the Board. The Miami-Dade Board of County Commissioners (Board) referred the application to the Planning Advisory Board (PAB) at the March 21, 2017 Board meeting. As required by the Code, the Office of Management and Budget (OMB) has reviewed and processed the application for PAB consideration.

This annexation is being considered along with the annexation applications from the City of Doral, the City of Miami Springs, and the Village of Virginia Gardens as depicted in Attachment A. The areas being requested by the four municipalities are not in conflict with each other. The Board requested these annexation requests be considered at the same time.

The proposed annexation is approximately 1,632.37 acres or 2.55 square miles of the Unincorporated Municipal Service Area (UMSA).

The Town is proposing to annex four areas, as depicted in Attachment B. The areas are generally bounded by:

Section 9
NW 90th Street to the North, NW 74th Street to the South, NW 97th Avenue to the West, and NW 87th Avenue to the East as depicted in Attachment C.

Section 14
NW 74th Street to the North, State Road (SR) 934 to the south, SR 826 extension to the west, and NW 72nd Avenue to the east as depicted in Attachment D.

Section 15
NW 74th Street on the north, NW 61st Street on the south, NW 87th Avenue to the west, and the SR 826 extension to the east as depicted in Attachment E.

Section 31
NW 122nd Street to the north, NW 105th Street to the south, East of the Florida's Turnpike to the west, and NW 107th Avenue to the east as depicted in Attachment F.

The Annexation Area is within County Commission District 12, represented by Commissioner Jose "Pepe" Diaz.

Pursuant to Section 20-6 of the Code of Miami-Dade County (Code), OMB submits this report for your review and recommendation.

Summary of Issues for Consideration:

1. The annexation area has fewer than 250 resident electors and less than 50 percent developed residential; therefore, a vote in the area will not be required.
2. Medley shall pay its pro-rata share of the debt service on the County's Stormwater Utility Revenue Bonds, for the annexed areas. Payment to the County for the Town's debt service on these bonds and secondary canal maintenance will initiate immediately upon annexation.
3. The area will remain within the Miami-Dade Fire Rescue (MDFR) District and the Miami-Dade Library District in perpetuity.
4. The Department of Transportation and Public Works (DTPW) has requested that the County retain jurisdiction over the following roads:
   Section 9
   - NW 97th Avenue from NW 74th Street to NW 90th Street;
   - NW 87th Avenue from NW 74th Street to NW 90th Street;
   - NW 74th Street from NW 97th Avenue to NW 87th Avenue;

   Section 14
   - NW 74th Avenue from SR 934 to NW 74th Street;
   - NW 74th Street from NW 74th Avenue to NW 72nd Avenue;

   Section 15
   - NW 87th Avenue from NW 61st Street to NW 74th Street;
   - NW 74th Street from NW 87th Avenue to NW 84th Avenue;

   Section 31
   - NW 107th Avenue from NW 106th Street to NW 122nd Street; and
   - NW 106th Street from NW 112th Avenue to NW 107th Avenue.
5. Section 14 of the annexation area lies within a ½ mile of a Comprehensive Development Master Plan (CDMP) designated Terminal (as depicted in Attachment G) or ½ mile from the SMART Plan Corridor, which is a Facility of Countywide Significance (as depicted in attachment H); therefore, the County will retain regulatory control over this section of the annexation area.
6. The following Water and Sewer (WASD) facilities will remain under the jurisdiction of the County and will be added to the list of Facilities of Countywide Significance.
   - 5999 NW 82nd Avenue (Folio No. 30-3015-007-0151);
   - 7300 NW 74th Street (Folio No. 30-3014-010-0520);
   - 7301 NW 70th Street (Folio No. 30-3014-010-0510); and
   - Pump station Nos. 0118, 0196, 0198, and 0201.
7. If any zoning covenants are in effect at the time of annexation, the Town must comply with Section 20-8.8 of the Code of Miami-Dade County.

Annexation Guidelines:

The following analysis addresses the factors required for consideration by the Planning Advisory Board pursuant to Chapter 20-6 of the Code.

1. **Does the annexation divide a historically recognized community?**
   The proposed annexation does not divide a Census Designated Place.

2. **If approved, will the annexation result in an area that is compatible with existing planned land uses and zoning of the municipality to which the area is proposed to be annexed?**
The existing land uses in the proposed annexation areas are generally compatible with the existing land uses and zoning of the Town of Medley. Existing uses in the proposed annexation areas are primarily industrial type uses such as light manufacturing and warehouses and includes some rock mining and mineral processing activities. The existing uses and zoning of the annexation area properties are discussed per section below.

Section 9
The proposed annexation properties are zoned primarily GU (Interim District), including the lake, and IU-3 (Unlimited Industrial District) on 15 acres at the northwest corner of NW 74 Street and NW 87 Avenue. The properties are vacant.

Section 14
The proposed annexation properties are zoned IU-1 (Light Industrial District) and are developed with warehouses and light industrial uses.

Section 15
The proposed annexation properties are zoned IU-3 and are developed with offices, light manufacturing, warehouses, utility facilities, offices, vehicle storage facilities, among other uses.

Section 31
The proposed annexation areas are zoned OPD (Office Park District), IU-1, IU-2 (Heavy Industrial District), and IU-3. The existing uses in this Section are predominantly rock-mining and mineral processing activities and warehouses.

The proposed annexation areas are adjacent to properties designated “Industrial and Office” and “Industrial” on the Town’s Comprehensive Plan Future Land Use Map (Page 31 of the Annexation report). Therefore, the existing and planned land uses in the Town would be generally compatible with the existing and planned land uses in the areas proposed for annexation.

The Town’s land development regulations include zoning categories similar to the zoning categories of the County. The Town states in its Annexation Report, that upon annexation, the development potential of lands in the annexation area will remain the same as currently allowed under the County’s zoning code. The Annexation Report further states that the Town’s zoning code (Section 62-59) provides for the annexed lands to retain their existing zoning classification as if zoned as such by the Town; and, that the Town will honor and recognize the existing zoning and use.

3. **Preserve, if currently qualified, eligibility for any benefits derived from inclusion in federal or state enterprise zones, or targeted area assistance provided by federal, state, and local government agencies?**
The annexation will not impact the federal/state entitlement funding administered by the Miami-Dade Community Action and Human Services Department. If by annexing the area the City’s population increases over 50,000, the County’s Public Housing and

Community Development Department may see a decrease in revenues from the following federal and state programs: Community Development Block Grant (CDBG); HOME; Emergency Solutions Grants (ESG), and State Housing Initiative Partnership (SHIP). The municipality will have the ability to apply for these funding sources directly.

4. **Will the annexation impact public safety response times?**
   Fire and Rescue:
   The proposed annexation will not impact MDFR service delivery and/or response time. Currently, the area is served as part of UMSA. If the annexation is approved, fire protection and emergency medical services will continue to be provided by the County and will continue to be served by the same stations and resources within the Fire District in an efficient and effective manner.

   Police:
   In the event the annexation application is approved, the total service area within UMSA will be reduced. Departmental resources will be reallocated from the annexed area to the remaining portions of UMSA. As a result of this reallocation, response times within UMSA would be reduced accordingly. However, due to continual incorporation and annexation, the full impact on UMSA is yet to be determined.

5. **Will the annexation introduce barriers to municipal traffic circulation due to existing security taxing districts, walled communities, and/or private roads?**
   The proposed annexation area has no related traffic impacts to the County. The area does not have any active special taxing districts.

6. **Will the annexation area be served by the same public service franchises, such as cable and communications services, as the existing municipality, or with full access to all available municipal programming through its franchise provider(s)?**
   The proposed annexation will continue to be served by the same cable television and telecommunication operators as before. Pursuant to State law effective July 1, 2007, the County no longer has the ability to license new cable television companies and enforcement activities will be limited to rights-of-way issues only. Therefore, the proposed annexation will not have an impact on our ability to enforce rights-of-way issues, as per the Code. A list of new cable franchise certificates that may affect the County's rights-of-way can be found at the following site: http://sunbiz.org/scripts/cable.exe.

   Telecommunications Service Providers are required to register with the County only if they have facilities located within UMSA. The purpose of the registration process is to determine users of the County's rights-of-way. Therefore, companies that have facilities within the proposed annexation area will no longer be required to register with the County. Municipalities are responsible for managing their public thoroughfares.

   Municipal programming is accomplished through separate agreements between municipalities and the cable operators providing services within their respective municipality. The cable operator's obligation to broadcast municipal meetings is outlined in these agreements. Technically, cable operators have the ability to add municipal programming to the proposed annexed areas if required.

7. **If the area has been identified by the Federal Government as a flood zone or by emergency planners as an evacuation zone, has the existing municipality indicated its preparedness to address any extraordinary needs that may arise?**
   There are portions of the proposed annexation area located within the federally designated, 100-year floodplain. This area will flood under sustained rains and property owners within it are required to obtain flood insurance.

   The proposed annexation area is not located within any County-designated hurricane evacuation zone and residents of the area are not obligated to evacuate when hurricane warnings are issued.

8. **Will the annexation area be connected to municipal government offices and commercial centers by public transportation?**
   Section 9
   The proposed annexation area is not served by any DTPW Metrobus Routes. However, the City of Doral's Trolley System (Route 3) provides service along NW 74th Street at the southern boundary of the proposed annexation area. Routes 2 and 3 of the City of Doral's Trolley System provides a connection to the Palmetto Metrorail Station, which is a DTPW Transit Hub that provides transfer opportunities to both the Metrorail System (Green Line) and Metrobus Route 87.

   Section 14
   The proposed annexation area is not directly served by any DTPW Metrobus Routes. However, Metrobus Route 73 provides service along NW 72nd Avenue. Metrobus Route 73 connects to the Palmetto and Dadeland South Metrorail Stations, thereby connecting to major government offices and commercial centers.

   Section 15
   Metrobus Route 87 provides service along NW 82nd Avenue within the proposed annexation area, which connects to the Palmetto and Dadeland North Metrorail Stations and thereby connecting to major government offices and commercial centers.

   Routes 2 and 3 of the City of Doral's Trolley System also provides a connection to the Palmetto Metrorail Station, in addition to the key commercial centers within the City of Doral.

   Section 31
   The proposed annexation area is not currently served by any DTPW Metrobus Routes or local municipal trolley routes. Therefore, the proposed annexation area is currently not connected by public transportation to municipal government offices and commercial areas.

9. **To the degree possible, would the proposed annexation area be contained in one or more school district boundaries governing admission to elementary, middle and high school as the adjoining municipality?**
   The proposed annexation area is contained within the same school district boundaries as the adjoining unincorporated area and the Town. The schools serving the proposed annexation areas are John I. Smith Elementary, Springview Elementary, Dr. Rolando

Espinosa K-8 Center, Doral Middle, Miami Springs Middle, Hialeah Gardens Senior High, Ronald W. Reagan (Doral Senior High), and Miami Springs Senior High.

The following analysis addresses the factors required for consideration by the Board and the PAB pursuant to Chapter 20-7 of the Code.

1. **The suitability of the proposed annexation boundaries, in conjunction with the existing municipality, to provide for a municipal community that is both cohesive and inclusive.**

    a. **Does the area divide a Census Designated Place, (an officially or historically recognized traditional community?**
    The proposed annexation area does not divide a Census Designated Place.

    b. **Have any adjacent unincorporated areas with a majority of ethnic minority or lower income residents petitioned to be in the annexation area?**
    No adjacent unincorporated areas having a majority of ethnic minority or lower income residents have petitioned to be included in the annexation area.

    c. **Is the area or does it create an unincorporated enclave area (surrounded on 80 percent or more of its boundary by municipalities) that cannot be efficiently or effectively served by the County?**
    This area is not an enclave. The proposed annexation does not create an enclave.

    d. **Are the boundaries logical, consisting of natural, built, or existing features or City limits?**
    The boundaries are logical and follow major roadways.

2. **Land Use and Zoning Covenants - Provide a listing of all declaration of restrictions within the annexation area (include folios and copies of covenants).**
    The Board shall require, as a condition of municipal boundary change, that the Board retain jurisdiction over the modification or deletion of declarations of restrictive covenants accepted by either the Board or a Community Zoning Appeals Board in connection with a CDMP application or zoning application, regardless of whether such declaration provides for modification or deletion by a successor governmental body. It is provided, however, that the Board may not exercise such jurisdiction unless the applicable municipality has first approved the modification or deletion. In the event that any such declaration of restrictive covenant is not brought to the Board, any action relating to the covenant by the municipality shall not be deemed final until the requirement of County approval is complied with. The identification of any declarations of restrictive covenants subject to this paragraph shall be the responsibility of each zoning applicant in the applicable municipality.

    If any zoning covenants are in effect at the time of annexation, the Town must comply with Section 20-8.8 of the Code of Miami-Dade County.

3. **The existing and projected property tax cost for the municipal-level service to the average homeowners in the area currently as unincorporated and as included as part of the annexing municipality.**

Section 9

The taxable value within the annexation area is $142,701,661. At the current Town millage rate (6.300 mills), the ad valorem revenues attributable to the annexation area would be $854,069. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be $261,413, as noted in the table below. The expected tax increase to the entire annexation area would be 4.3717 mills and $592,656. There are 3 folios in annexation area, and the average property owner would see an increase of $197,552 if this annexation is approved.

Existing and Projected Property Tax Cost **Town of Medley – Section 9** **FY 2018-19**		
	Millage Rate	Millage x Taxable Value
Town of Medley		
Municipal Millage	6.3000	$854,069
Unincorporated Area		
UMSA Millage	1.9283	$261,413
Increase	**4.3717**	**$592,656**

Section 14

The taxable value within the annexation area is $2,280,905. At the current Town millage rate (6.300 mills), the ad valorem revenues attributable to the annexation area would be $13,651. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be $4,178, as noted in the table below. The expected tax increase to the entire annexation area would be 4.3717 mills and $9,473. There are 5 folios in annexation area, and the average property owner would see an increase of $1,895 if this annexation is approved.

Existing and Projected Property Tax Cost **Town of Medley – Section 14** **FY 2018-19**		
	Millage Rate	Millage x Taxable Value
Town of Medley		
Municipal Millage	6.300	$13,651
Unincorporated Area		
UMSA Millage	1.9283	$4,178
Increase	**4.3717**	**$9,473**

Section 15

The taxable value within the annexation area is $521,987,125. At the current Town millage rate (6.300 mills), the ad valorem revenues attributable to the annexation area would be $3,124,093. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be $956,220, as noted in the table below. The expected tax increase to the entire annexation area would be 4.3717 mills and $2,167,873. There are 483 folios in annexation area, and the average property owner would see an increase of $4,488 if this annexation is approved.

Existing and Projected Property Tax Cost **Town of Medley – Section 15** **FY 2018-19**		
	Millage Rate	Millage x Taxable Value
Town of Medley		
Municipal Millage	6.300	$3,124,093
Unincorporated Area		
UMSA Millage	1.9283	$956,220
Increase	**4.3717**	**$2,167,873**

Section 31

The taxable value within the annexation area is $252,885,712. At the current Town millage rate (6.300 mills), the ad valorem revenues attributable to the annexation area would be $1,513,521. At the current UMSA millage rate (1.9283 mills), the ad valorem revenues attributable to the annexation area would be $463,258, as noted in the table below. The expected tax increase to the entire annexation area would be 4.3717 mills and $1,050,263. There are 30 folios in annexation area, and the average property owner would see an increase of $35,009 if this annexation is approved.

Existing and Projected Property Tax Cost **Town of Medley – Section 31** **FY 2018-19**		
	Millage Rate	Millage x Taxable Value
Town of Medley		
Municipal Millage	6.300	$1,513,521
Unincorporated Area		
UMSA Millage	1.9283	$463,258
Increase	**4.3717**	**$1,050,263**

4. **Relationship of the proposed annexation area to the Urban Development Boundary (UDB) of the County's Comprehensive Development Master Plan (CDMP).**
   The entire annexation area is located inside the 2020 Urban Development Boundary of the Adopted 2020 and 2030 Land Use Plan (LUP) map of the County's CDMP.

5. **What is the impact of the proposal on the revenue base of the unincorporated area and on the ability of the County to efficiently and effectively provide services to the adjacent remaining unincorporated areas?**
   Section 9
   The total taxable value of the annexation area is $142,701,661. The area generates an estimated $315,555 in revenue net of franchise fees ($25,345) and utility taxes ($88,015), which will be retained by the County pursuant to Section 20-8.1 and 20-8.2 of the Code. The County spends an estimated $303,677 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated $11,878 (Attachment I).

   Section 14
   The total taxable value of the annexation area is $2,280,905. The area generates an estimated $5,252 in revenue net of franchise fees ($405) and utility taxes ($1,407), which will be retained by the County pursuant to Section 20-8.1 and 20-8.2 of the Code. The County spends an estimated $28,744 per year providing services to the area. Therefore, the net revenue gain to the UMSA budget is an estimated $23,492 (Attachment I).

   Section 15
   The total taxable value of the annexation area is $521,987,125. The area generates an estimated $1,074,612 in revenue net of franchise fees ($92,710) and utility taxes ($321,951), which will be retained by the County pursuant to Section 20-8.1 and 20-8.2 of the Code. The County spends an estimated $784,923 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated $289,689 (Attachment I).

   Section 31
   The total taxable value of the annexation area is $252,885,712. The area generates an estimated $517,439 in revenue net of franchise fees ($44,915) and utility taxes ($155,975), that will be retained by the County pursuant to Section 20-8.1 and 20-8.2 of the Code. The County spends an estimated $388,963 per year providing services to the area. Therefore, the net revenue loss to the UMSA budget is an estimated $128,476 (Attachment I).

6. **What is the fiscal impact of the proposed annexation on the remaining unincorporated areas of Miami-Dade County? Specifically, does the per capita taxable value of the area fall within the range of $20,000 to $48,000?**
   There are no residents in the annexation area. Therefore, this metric is not applicable.

7. **Is the annexation consistent with the Land Use Plan of the County's CDMP?**
The proposed annexation areas are located in four (4) different Sections of the County along the western and southern boundaries of the Town. The CDMP Adopted 2020 and 2030 LUP map designation of the properties within the proposed annexation areas are identified below, as follows:

Section 09, Township 53 South and Range 40 East: This portion of the annexation area encompasses 572 acres within this Section located between NW 90 Street and NW 74 Street, and between NW 97 Avenue and NW 87 Avenue (68 acres in this section are within the City). The LUP map designates the proposed annexation lands within this Section as "Industrial and Office". However, a 450-acre lake is within the Section (20 acres of the lake are within the Town) and is depicted as "Water" on the LUP map. (The applicable land use designation is "Industrial and Office" per the "Water" land use category text below.)

Section 14, Township 53 South and Range 40 East: This portion of the annexation area encompasses 4.28 acres located on the west side of NW 72 Avenue between NW 74 Street and SR-934. The 4.28 acres are designated "Restricted Industrial and Office" on the LUP map.

Section 15, Township 53 South and Range 40 East: This portion of the annexation areas encompasses 415.32 acres within the Section located between the Palmetto Expressway (SR 826) and NW 87 Avenue, and between NW 74 Street and NW 58 Street. The proposed annexation properties are designated "Industrial and Office" on the LUP map. A 60-acre portion of the Section on the south side of NW 74 Street between SR-826 and NW 84 Avenue is within the City.

Section 31, Township 52 South and Range 40 East: This portion of the annexation area encompasses the entire Section located between NW 122 Street and NW 106 Street, and between Florida Turnpike's and NW 107 Avenue, comprising 640.77 acres. Lands within this Section are designated "Industrial and Office" except for 121 acres at the northeast corner of the Florida Turnpike and NW 106 Street that are designated "Restricted Industrial and Office".

The Town states in the Annexation Report (Page 28) that the proposed annexation areas will retain the same land use designations to allow existing property owners the same development potential when annexed into the Town. In addition, the Town will amend its Comprehensive Plan within one year of the proposed annexation approval to show the new boundary and future land use designations. The Town has "Industrial" and "Industrial and Office" land use designations in its Future Land Use map that are similar to the County's designations on the proposed annexation areas (page 31 of the Annexation application report). Therefore, if the land use designation of the properties within the proposed annexation areas are retained as stated by the Town, the proposed annexation would be consistent with the County's CDMP.

Facilities of Countywide Significance:
The County's policy regarding Facilities of Countywide Significance is to maintain regulatory control over planning, zoning, land use, and development of such facilities. Specifically, Section

20-8.6 (c) of the Code, requires that the County retain jurisdiction of such facilities as a condition of approval for annexation.

As stated in Section 20-28.1 of the Code, the County shall not transfer operation, maintenance, or regulatory jurisdiction to a municipality. Furthermore, adherence to this requirement is a condition of annexation and shall be included in any interlocal agreement for such area.

The following are Facilities of Countywide Significance within the proposed annexation boundaries.

1. Pursuant to Section 2-2363 of the Code, the SMART Plan Corridor and all real properties wholly or partially located within ½ mile of the existing Metrorail Corridor.

The following WASD facilities will remain under the jurisdiction of the County and be added to the list of Facilities of Countywide Significance.

1. Pump station Nos. 0118, 0196, 0198, and 0201;
2. 5999 NW 82nd Avenue (Folio No. 30-3015-007-0151);
3. 7300 NW 74th Street (Folio No. 30-3014-010-0520); and
4. 7301 NW 70th Street (Folio No. 30-3014-010-0510).

DEPARTMENTAL ANALYSES:

Police

MDPD currently provides police services to the proposed annexation areas. However, if annexed, the Town has a full-service law enforcement agency that will be providing police protection to the proposed area. The Town currently has thirty-nine (39) sworn full-time officers with a command force staff of four. Communication and administrative staff brings the total department full time employees to fifty (50). According to the Town, it is estimated that seven (7) additional police officers would be needed to service the area, should the area be annexed.

The following MDPD tables represent all calls for uniform and non-uniform police calls within the proposed annexation area for calendar year 2017.

Calls For Service – Town of Medley – Section 9 Annexation Area

Year	Criteria	Routine Calls	Code 3 Emergency Calls	Code 2 Emergency/ Priority Calls	All Calls
2017	Total Calls	19	0	0	19

Part I and Part II Crimes – Annexation Area

Year	Part I Crimes	Part II Crimes	Total
2017	2	0	2

Calls For Service – Town of Medley – Section 14 Annexation Area

Year	Criteria	Routine Calls	Code 3 Emergency Calls	Code 2 Emergency/ Priority Calls	All Calls
2017	Total Calls	199	21	4	224

Part I and Part II Crimes – Annexation Area

Year	Part I Crimes	Part II Crimes	Total
2017	1	0	1

Calls For Service – Town of Medley – Section 15 Annexation Area

Year	Criteria	Routine Calls	Code 3 Emergency Calls	Code 2 Emergency/ Priority Calls	All Calls
2017	Total Calls	1,513	23	19	1,555

Part I and Part II Crimes – Annexation Area

Year	Part I Crimes	Part II Crimes	Total
2017	97	49	146

Calls For Service – Town of Medley – Section 31 Annexation Area

Year	Criteria	Routine Calls	Code 3 Emergency Calls	Code 2 Emergency/ Priority Calls	All Calls
2017	Total Calls	165	1	0	166

Part I and Part II Crimes – Annexation Area

Year	Part I Crimes	Part II Crimes	Total
2017	7	3	10

Definition of Code 2 Emergency: A situation that poses a potential threat of serious injury or loss of human life which may require swift police action; e.g., assault, robbery, or burglary of an occupied structure in progress; hazardous chemical spill; toxic gas leak; serious motor vehicle crash in which the extent of injuries is unknown; etc.

Definition of Code 3 Emergency: A situation or sudden occurrence that poses an actual threat of serious injury or loss of human life and demands swift police action; e.g., seriously ill or injured person, shooting, sexual battery, etc.

Definition of Part I Crimes: Uniform Crime Report (UCR) Part I Offenses are those crimes reported to MDPD in the following classifications; murder and non-negligent manslaughter, robbery, aggravated assault, forcible rape, motor vehicle theft, larceny, and burglary. The UCR is a standard method of reporting crime, administered by the Federal Bureau of Investigation through the UCR Program. The classification for the offense is based on a police investigation, as opposed to determinations made by a court, medical examiner, jury, or other judicial body.

Definition of Part II Crimes: All crimes not covered under Part I Crimes

Fire and Rescue

Currently, the area is served as part of UMSA. If the annexation is approved, fire protection and emergency medical services will continue to be provided by the County and will continue to be served by the same stations and resources within the Fire District in an efficient and effective manner.

The MDFR has no objection to the proposed annexation. As a condition of annexation, Medley, through an Interlocal Agreement with the County, shall agree that the proposed annexation will remain within the Miami-Dade Fire Rescue District in perpetuity.

Existing Stations:

STATION	ADDRESS	EQUIPMENT	STAFF
46	10200 NW 116 Way	Aerial	4
28	8790 NW 103 Street	Rescue	3
69	11151 NW 74 Street	Rescue, Haz Mat, Squad TRT, Batt	8
45	9710 NW 58 Street	Engine	4

Station 69 is capable of handling hazardous and toxic material spills.

Planned Stations:

There are no planned stations in the area.

Service Delivery – Last Three Calendar Years Annexation Area:

Section 9

	2015	2016	2017
Life Threatening Emergencies			
Number of Alarms	0	0	1
Average Response Time	N/A	N/A	7:49
Structure Fires			
Number of Alarms	0	0	0
Average Response Time	N/A	N/A	N/A

Section 14

	2015	2016	2017
Life Threatening Emergencies			
Number of Alarms	0	0	0
Average Response Time	N/A	N/A	N/A
Structure Fires			
Number of Alarms	0	0	0
Average Response Time	N/A	N/A	N/A

Section 15

	2015	2016	2017
Life Threatening Emergencies			
Number of Alarms	2	2	3
Average Response Time	2:51	7:17	4:34
Structure Fires			
Number of Alarms	0	0	0
Average Response Time	N/A	N/A	N/A

Section 31

	2015	2016	2017
Life Threatening Emergencies			
Number of Alarms	1	1	0
Average Response Time	11:39	7:04	N/A
Structure Fires			
Number of Alarms	0	0	0
Average Response Time	N/A	N/A	N/A

Based on data retrieved during the last three calendar years, travel time to the vicinity of the proposed annexation area complies with national industry performance objectives. The objectives require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents.

Water and Sewer

The water for the proposed annexation area is supplied by the Hialeah-Preston Water Treatment Plant, and the wastewater is transmitted to the Central District Wastewater Treatment Plant for treatment and disposal. Below, please find comments for each of the respective annexation areas.

Section 9

The proposed annexation area is within WASD's water and sewer service area except for Folio Nos. 22-300-9001-0080 and 22-300-9001-0120 that are within Medley's water service area. Within WASD's service area, there are no properties connected to water and sewer.

Section 9 is located within the Doral Basin, which has a sanitary sewer special connection charge of $7.03 per gallon. WASD collects this special connection charge from property owners at the time new connections to water and sewer are requested. The special connection charge

is for the expansion of the sewer facilities in the Doral Basin Area consistent with Policy WS-30 in the County's CDMP.

Section 14
The proposed annexation area is within WASD's water and sewer service area. There is a property within the annexation area connected to the WASD's water and sewer infrastructure.

In addition, WASD owns two parcels with Folio Nos. 3030140100520 and 3030140100510 within the proposed annexation area. Within the property with Folio No. 3030140100510, there is a water production well that provides raw water to the Hialeah/Preston Water Treatment Plant. These two parcels shall remain under the County's jurisdiction as facilities of countywide significance.

Section 15
The proposed annexation area is within the WASD's water and sewer service area. There are properties within the annexation area connected to WASD's water and sewer infrastructure.

Section 15 is located within the Doral Basin, which has a sanitary sewer special connection charge of $7.03 per gallon. WASD collects this special connection charge from property owners at the time new connections to water and sewer are requested. The special connection charge is for the expansion of the sewer facilities in the Doral Basin Area consistent with Policy WS-30 in the County's CDMP.

Please note that WASD owns pump station Nos. 0118, 0196, 0198, and 0201 that are located within the annexation area in dedicated easements, with the exception of pump station No. 0118, which is located within WASD's property. The WASD property with folio No. 3030150070151 will remain under the County's jurisdiction as a facility of countywide significance.

Section 31
The proposed annexation area is mostly within the Town's water and sewer service area. The Town is a water and sewer wholesale customer. The infrastructure within their service area is maintained by the Town. WASD provides the water supply and receives their wastewater, which is transmitted to the Central District Wastewater Treatment Plant for treatment and disposal.

The following parcels within Section 31 are within WASD's service area:

- Folio No. 30-2031-001-0030 at the northeast corner. There are no properties connected within this folio.
- Folio Nos. 30-2031-003-0019, 30-2031-003-0018, 30-203-1003-0016, 30-203-1003-0015, 30-203-1003-0010, 30-2031-003-0017, 30-203-1003-0014, 30-203-1003-0013, 30-203-1003-0040, 30-203-1003-0012, 30-203-1003-0011, 30-203-1003-0020 on the southwest corner. There are properties within these folios that are connected to WASD's water and sewer infrastructure.
- Folio Nos. 30-203-1001-0020, and 30-203-1001-0082 on the southeast portion of the annexation area. There are no properties connected to these folios.

In addition, Section 31 is located within the Doral Basin, which has a sanitary sewer special connection charge of $7.03 per gallon. WASD collects this special connection charge from property owners at the time new connections to water and sewer are requested within WASD and the Town's sewer service area. The special connection charge is for the expansion of the sewer facilities in the Doral Basin Area, consistent with Policy WS-30 in the County's CDMP.

Request for future water and sewer service within all four annexation areas shall be determined at the time the proposed development occurs based on the adequacy and capacity of the County's water and sewer systems at the time of the proposed development. At this time, there are no General Obligation Bond (GOB) projects under construction in any of the annexation areas. The proposed annexation areas will have no impact on WASD's ability to provide services to the remaining areas in the vicinity.

Department of Solid Waste Management (DSWM)

There is no residential development in the annexation area, as the properties in the annexation area are mostly industrial. Currently, the Town provides garbage and trash pickup for all Town residents through a private waste hauler.

The proposed annexation area is located within the County's Waste Collection Service Area. The Department plans to retain the right to provide residential collection and disposal services for any residential units that may be developed in the proposed annexation area in the future.

If properties within the proposed annexation are rezoned for residential units in the future and the Town desires to collect solid waste from these units, the Town may request an interlocal agreement with the County for delegation of solid waste collection authority. A separate delegation agreement is required for each annexation request. Any municipality that requests delegation of waste collection authority in a proposed annexation area must enter into a 20-year waste disposal agreement with the County.

Department of Transportation & Public Works

Section 9

There are approximately 3.0 centerline miles in the Town's application for Section 9 (Undeveloped 2.0 miles, Paved 1.0 mile). The County is proposing to keep the following roads (approximately 3.0 centerline mile):
NW 97th Avenue from NW 74th Street to NW 90th Street;
NW 87th Avenue from NW 74th Street to NW 90th Street; and
NW 74th Street from NW 97th Avenue to NW 87th Avenue

Section 14

There is approximately 0.4 centerline mile in the Town's application for Section 14. Approximately, 0.10 centerline mile will be transferred to the Town. The County is proposing to keep the following roads (approximately 0.3 centerline mile):

NW 74th Avenue from SR 934 to NW 74th Street; and
NW 74th Street from NW 74th Avenue to NW 72nd Avenue

Section 15
There are approximately 8.9 centerline miles in the Town's application for Section 15. Approximately, 7.9 centerline miles will be transferred to the Town. The County is proposing to keep the following roads (approximately 1.0 centerline mile):

NW 87th Avenue from NW 61st Street to NW 74th Street; and
NW 74th Street from NW 87th Avenue to NW 84th Avenue

Section 31
There are approximately 4.3. centerline miles (Undeveloped 0.77 mile, Paved 3.53. miles) in the Town's application for Section 31. Approximately, 2.7 centerline miles will be transferred to the Town. The County is proposing to keep the following roads, 1.6 centerline mile (Undeveloped 1.0 mile, Paved 0.6 mile):

NW 107th Avenue from NW 106th Street to NW 122nd Street; and
NW 106th Street from NW 112th Avenue to NW 107th Avenue

Department of Regulatory and Economic Resources (RER)

Demographic Profile of the Areas
As shown in Table 1, the estimated 2015 Census population of the proposed annexation area is 0 persons, while the Town's population is 998 persons. Table 1 also shows that the predominant population group within UMSA is approximately 67% Hispanic; and within municipal boundaries of the Town the predominate population group is approximately 96% Hispanic population.

Table 1 – Town of Medley Annexation Area, ACS 2011-2015
Demographic and Economic Characteristics

	Medley Annexation Area Estimates	Town of Medley	Miami-Dade
Population Characteristics, 2015	0	998	2,639,042
Percent White, Not Hispanic	-	4.4%	15.1%
Percent Black, Not Hispanic	-	0.0%	16.8%
Percent Other, Not Hispanic	-	0.0%	2.4%
Percent Hispanic Origin	-	95.6%	65.6%
Income			
Median Household Income	n/a	$27,857	$43,129
Per-capita Income	n/a	$16,447	$23,850
Housing			
Total Housing Units	0	387	998,833
Percent Vacant Housing	-	8.0%	15.7%
Percent Occupied Housing	-	92.0%	84.3%
Percent Owner Occupied	-	62.1%	53.8%
Percent Renter Occupied	-	37.9%	46.2%

Source: U.S. Census Bureau, 2011-2015 American Community Survey, 5-Year Estimates; and Miami-Dade County, Regulatory and Economic Resources Department, Planning Research and Economic Analysis, July 2017.
* Estimates for median household income and per-capita income are based on the U.S. Census Block Group that the proposed annexation area is contained within.
Note: The proposed annexation area does not split a Census Designation Place.

Development Profile of the Area

The 2018 existing land use profile for all four annexation areas are shown below in Tables, 2, 3, 4, and 5:

Table 2 - Section 9 – Town of Medley - 2018 Existing Land Use

Land Use	Annexation Area (Acres)	Annexation Area (Percent of Total)	Town of Medley (Area Acres)	Town of Medley (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	33.8	0.9	113,243.1	8.9
Commercial, Office, and Transient Residential *	0.0	0.0	41.1	1.1	14,271.0	1.1
Industrial	195.1	30.4	2,006.7	53.2	20,385.2	1.6
Institutional	0.0	0.0	21.3	0.6	15,730.3	1.2
Parks/Recreation	0.0	0.0	0.8	0.0	834,317.3	65.9
Transportation, Communication, Utilities	14.0	2.2	777.6	20.6	87,371.7	6.9
Agriculture	0.0	0.0	0.0	0.0	61,709.4	4.9
Undeveloped	0.0	0.0	315.0	8.3	81,217.0	6.4
Inland Waters	432.0	67.4	578.0	15.3	38,069.2	3.0
Total:	**641.0**	**100.0**	**3,774.2**	**100.0**	**1,266,314.2**	**100.0**

***Transient Residential includes Hotels and Motels

Source: Miami-Dade County RER, Planning Research Section - November 15, 2018

Table 3- Section 14 – Town of Medley - 2018 Existing Land Use

Land Use	Annexation Area A (Acres)	Annexation Area A (Percent of Total)	Medley (Area Acres)	Medley (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	33.8	0.9	113,243.1	8.9
Commercial & Office & Transient Residential	12.8	2.0	41.1	1.1	14,271.0	1.1
Industrial	205.7	32.2	2006.7	53.2	20,385.2	1.6
Institutional	2.4	0.4	21.3	0.6	15,730.3	1.2
Parks/Recreation/Conservation	0.0	0.0	0.8	0.0	834,317.3	65.9
Transportation, Communication, Utilities	388.2	60.7	777.6	20.6	87,371.7	6.9
Agriculture	0.0	0.0	0.0	0.0	61,709.4	4.9
Undeveloped	1.9	0.3	315.0	8.3	81,217.0	6.4
Inland Waters	28.9	4.5	578.0	15.3	38,069.2	3.0
Total:	**639.7**	**100.0**	**3774.2**	**100.0**	**1,266,314.2**	**100.0**

Source: Miami-Dade County RER, Planning Research Section - November 15, 2018

Table 4 – Section 15 – Town of Medley - 2018 Existing Land Use

Land Use	Annexation Area A (Acres)	Annexation Area A (Percent of Total)	Medley (Area Acres)	Medley (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	33.8	0.9	113,243.1	8.9
Commercial & Office & Transient Residential	23.4	3.6	41.1	1.1	14,271.0	1.1
Industrial	415.7	64.9	2,006.7	53.2	20,385.2	1.6
Institutional	0.6	0.1	21.3	0.6	15,730.3	1.2
Parks/Recreation/Conservation	0.0	0.0	0.8	0.0	834,317.3	65.9
Transportation, Communication, Utilities	176.6	27.6	777.6	20.6	87,371.7	6.9
Agriculture	0.0	0.0	0.0	0.0	61,709.4	4.9
Undeveloped	18.0	2.8	315.0	8.3	81,217.0	6.4
Inland Waters	6.6	1.0	578.0	15.3	38,069.2	3.0
Total:	**640.8**	**100.0**	**3,774.2**	**100.0**	**1,266,314.2**	**100.0**

Source: Miami-Dade County RER, Planning Research Section - November 15, 2018

Table 5 – Section 31 – Town of Medley - 2018 Existing Land Use

Land Use	Annexation Area A (Acres)	Annexation Area A (Percent of Total)	Medley (Area Acres)	Medley (Percent of Total)	Miami-Dade County (Acres)	Miami-Dade County (Percent of Total)
Residential	0.0	0.0	33.8	0.9	113,243.1	8.9
Commercial & Office & Transient Residential	0.0	0.0	41.1	1.1	14,271.0	1.1
Industrial	512.4	80.2	2,006.7	53.2	20,385.2	1.6
Institutional	0.0	0.0	21.3	0.6	15,730.3	1.2
Parks/Recreation/Conservation	0.0	0.0	0.8	0.0	834,317.3	65.9
Transportation, Communication, Utilities	29.0	4.5	777.6	20.6	87,371.7	6.9
Agriculture	0.0	0.0	0.0	0.0	61,709.4	4.9
Undeveloped	43.4	6.8	315.0	8.3	81,217.0	6.4
Inland Waters	54.2	8.5	578.0	15.3	38,069.2	3.0
Total:	**639.0**	**100.0**	**3,774.2**	**100.0**	**1,266,314.2**	**100.0**

Source: Miami-Dade County RER, Planning Research Section - November 15, 2018

A description of the services provided by Division of Environmental Resources Management (DERM), information relating to Chapter 24 of the Code, and assessment of environmental issues with the proposed annexation are included below. Services provided by this department in the proposed annexation area include but are not limited to:

Review and approval or disapproval of development orders
This includes the following:

- Building Permits

- Zoning Actions
- Platting Actions (Land Subdivision)
- Building Occupancies (Residential and Nonresidential)
- Municipal Occupational Licenses

The department reviews applications for consistency with the requirements of the Code. The review includes, but is not limited to, the following:

- Protection of public potable water supply wellfields
- Potable water supply
- Liquid waste disposal
- Stormwater management and disposal
- Tree resources preservation and protection
- Wetland preservation and protection
- Coastal resources preservation and protection
- Air quality requirements
- Flood protection

Operating Permits
Section 24-18 of the Code authorizes DERM to require and issue operating permits for any facility that could be a source of pollution. This includes a wide variety of nonresidential activities or facilities and some ancillary operations to residential land uses.

Enforcement Activities
These include regular inspections of permitted facilities as well as any potential source of pollution, responses to complaints, and general enforcement operations.

DERM's regulatory activities are enforceable under the Code in both incorporated and unincorporated areas, this department currently provides the above services to the subject area. Accordingly, annexation of the parcels in question will not affect the ability to provide adequate levels of service to the areas being annexed or to the areas adjacent to the parcels being annexed.

Wellfield Protection
The west/southwest portion of the proposed annexation area for Section 31 is located within Northwest Wellfield protection area. The Board approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures to protect the ground and groundwater quality within the wellfield protection area. Section 24-43(5) of the Code provides that hazardous materials and hazardous wastes shall not be used, generated, handled, discharged, disposed of, or stored on properties located within the Northwest Wellfield Protection Area.

The Environmental Quality Control Board (EQCB) has the authority to grant variances from certain sections of the Code, including variances to Section 24-43(5), to allow land uses that are otherwise prohibited within a wellfield protection area. The EQCB has granted the following variances within the annexation area for Section 31: Board Order 11-33, recorded in Official Records Book 27769, Page 3145; Board Order 14-12, recorded in Official Records Book 30208, Page 462, and Board Order 16-33, recorded in Official Records Book 30208, Page 458

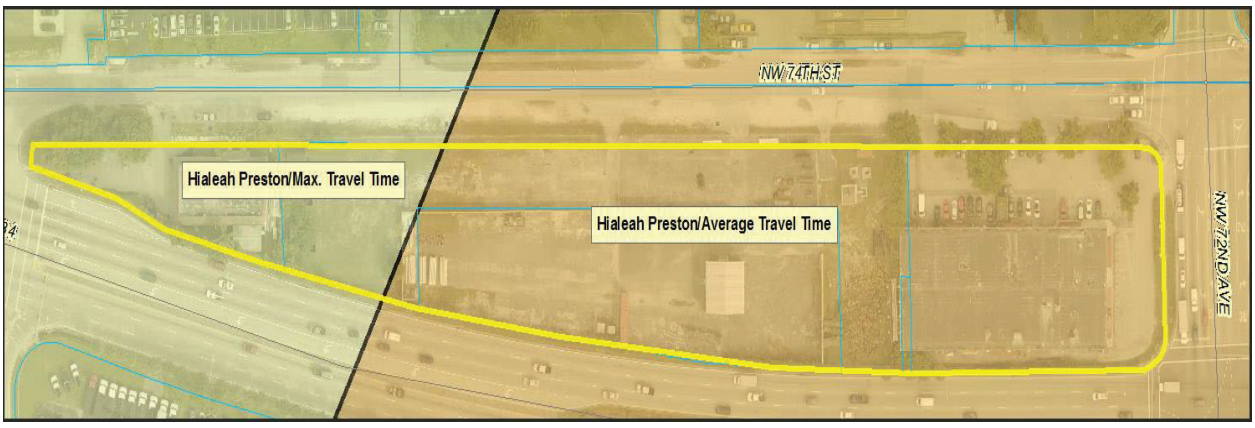
Annexation Area - Section 31
Northwest Wellfield Delineation



Section 14 of the proposed annexation area is located within the maximum and average travel time contours of the Hialeah Preston Wellfield Protection Area. Pursuant to Section 24-43(5) of the Code, hazardous wastes are prohibited within the Average Day Pumpage Wellfield Protection Area for the Hialeah Preston Wellfield. Furthermore, the Code requires that the owner of the subject property shall submit a covenant to DERM prohibiting hazardous wastes on the property.

Properties located within Section 14 shall submit a properly executed covenant in accordance with Section 24-43(5) of the Code, which provides that hazardous wastes shall not be used, generated, handled, discharged, disposed of, or stored on such properties.

Annexation Area - Section 14
Hialeah Preston Wellfield Delineation



Additionally, the Conservation Element of the County's CDMP, addresses land uses within wellfield protection areas:

- Conservation Objective CON 3A: no new facilities that use, handle, generate, transport, or dispose of hazardous wastes shall be permitted within wellfield protection areas.

Water Supply and Distribution
The source of water for the annexation area is the Hialeah/Preston Water Treatment Plant, which is owned and operated by WASD. Currently, this plant has sufficient capacity to provide current water demand. Water produced by this plant meets the required Drinking Water Standards.

Facilities for the Collection and Treatment of Sewage
The areas proposed for annexation are located within the WASD franchised sewer service area.

Section 24-43.1(6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal, or treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. Based on the industrial and office trend of uses on the annexation areas, connection to public sanitary sewers is required as provided in Chapter 24 of the Code.

At the time of final development orders, sewer capacity certification will be required.

Sections 9, 14, 15
The sewer flow collected in Sections 9, 14, and 15 are routed to the Central District Sewer Treatment Plant, which is currently working within the mandated criteria set forth in the new USEPA/FDEP Consent Decree. At this time, the Central District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Section 31
The sewer flow collected in Section 31 is routed to the North District Sewer Treatment Plant, which is currently working within the mandated criteria set forth in the new USEPA/FDEP Consent Decree. At this time, the North District Wastewater Treatment Plant has sufficient capacity to treat current discharge.

Drainage and Flood Protection
Section 9 is located within an area where any proposed development with more than 2.0 acres of impervious area within a property will require a Surface Water Management General Permit from DERM for the construction and operation of the required surface water management system. A DERM Class II permit may be required for proposed drainage systems containing an outfall or overflow system in, on, or upon any body of water in the County.

In accordance with DERM records, a portion of the proposed annexation area is within the Lowell Dunn Company Lake fill project where contamination has been documented. Any installation of a new drainage system in contaminated areas may require a DERM Class VI permit.

The Section 9 annexation area is within Flood Zone X and Zone AE, elevation 5 or above the flood plain, as determined by Federal Emergency Management Agency (FEMA). Any future development in this area must comply with the requirements of Chapter 11C of the Code for flood protection.

The site shall be filled to a minimum elevation between of 6.50 feet and 7.00 feet, pursuant to the National Geodetic Vertical Datum (NGVD) (County Flood Criteria).

Section 14 is located within an area where any proposed development with more than 2.0 acres of impervious area within a property will require a Surface Water Management General Permit from DERM for the construction and operation of the required surface water management system.

Section 14 is determined to be in Zone X or above the flood plain as determined by FEMA. Any new development must comply with the requirements of Chapter 11C Code for flood protection.

The site shall be filled to a minimum elevation of 6.50 feet, pursuant to NGVD (County Flood Criteria).

Section 15 is located within an area where any proposed development with more than 2.0 acres of impervious area within a property will require a Surface Water Management General Permit from DERM for the construction and operation of the required surface water management system.

In accordance with DERM records, the proposed annexation area is within the vicinity of the NW 58th Street Landfill where contamination has been documented. Therefore, any installation of new drainage systems in contaminated areas may require a DERM Class VI permit.

The NW 58th Street Canal is located within the proposed annexation area of Section 15. A DERM Class II permit may be required for any proposed drainage system containing an outfall or overflow system in, on, or upon any body of water in the County; and, a DERM Class III permit is required for construction within any County canal right-of-way, reservation, or easement.

Section 15 is in Flood Zone X and Zone AH, elevation 7, or above the flood plain as determined by FEMA. Any new development must comply with the requirements of Chapter 11C of the Code for flood protection.

The site shall be filled to a minimum elevation of 6.50 feet, pursuant to NGVD (County Flood Criteria).

Section 31 is located within the East Turnpike and Basin B Cut and Fill area and is subject to a Cut and Fill approval. Any development within this property will be required to set aside surface water management areas in accordance with Sections 24.48.2(I)(B)(1)(f), (g) & (h) of the Code. Cut and Fill Numbers C&F 575 (Miami International Trade port) and C&F 558/629 (Flagler Station) are in effect. However, any modification of the site plan under the approved Cut and Fill reviews may require a re-submittal and re-approval by the DERM Water Control Section.

Two canals exist in the proposed annexation area, the Snapper Creek Extension Canal and the Russian Colony Canal. DERM Class II permit may be required if drainage systems containing outfalls or overflow systems in, on, or upon any body of water in the County. A DERM Class III permit is required for construction within any County canal right-of-way, reservation, or easement.

In accordance with DERM records, a portion of Section 31 contains a contaminated site. A DERM Class VI permit may be required for any installation of new drainage systems in contaminated sites.

Section 31 is in Flood Zone X and Zone AH, elevation 6 or above the flood plain as determined by FEMA. Any new development or future development must comply with the requirements of Chapter 11C of the Code for flood protection.

The site shall be filled to a minimum elevation between of 7.00 feet and 7.50 feet, pursuant to NGVD (County Flood Criteria).

Any new development within wetland areas will require an Environmental Resources Permit (ERP) from the South Florida Water Management District (SFWMD) for the construction and operation of the required surface water management system.

Stormwater Utility (SWU) Program and Fees

Developed properties in the proposed annexation areas are currently paying stormwater utility fees to the County. These utility accounts, currently under the County, would immediately become part of the Town's Stormwater Utility's service area if the annexation is approved. Therefore, all stormwater fees collected in the annexed areas after approval of the annexation will become the Town's fees.

If stormwater utility accounts in the annexed area are billed through WASD, it will be the responsibility of the municipality to communicate with WASD to create a stormwater billing Agreement.

At the time of annexation, the following conditions will be required as part of this annexation: 1) the Town shall execute or modify (if applicable) a stormwater billing agreement with WASD to continue billing in the WASD service area; 2) the Town shall execute a cost-share Interlocal Agreement with the County for canal and/or drainage system maintenance activities to cover expenditure cost-share in the annexed area; 3) the Town shall execute a National Pollutant Discharge Elimination System (NPDES) Interlocal Agreement with the County to satisfy the requirements of the joint NPDES Permit No. FLS000003; and 4) the Town shall pay its pro-rata share of the debt service on the County's Stormwater Utility Revenue Refunding Bonds, Series 2013, for the annexed areas. Payment to the County for the Town's debt service on these bonds and secondary canal maintenance will initiate immediately upon annexation.

Actual costs for the above will be determined at the time of annexation and billed independently (annually, or as a one-time payment) via an interlocal agreement with the County. Currently, the annexation area Equivalent Residential Units (ERU) is approximately 8,910, which results in approximately $427,680 revenue at the current stormwater utility rates. The Town's debt service payment for the proposed four annexation areas would be approximately $96,300 annually.

Drainage Repair and Maintenance

The County operates and maintains stormwater infrastructure within the proposed annexation areas. All secondary canals should remain under the control of the County. An Interlocal Agreement would be required for the cost-sharing of the maintenance of canals that provide drainage services to the proposed annexation areas.

Portions of the following secondary canals provide flood protection benefit to the proposed annexation areas:

- FEC Canal;
- Snapper Creek Extension Canal;
- Russian Colony Canal; and
- NW 58th Street Canal.

Drainage Permitting

All new development requires that drainage systems be provided as part of the planned project. The objective of these systems is to reduce pollution in stormwater runoff and reduce flooding impacts to area residents and properties. Any proposed Drainage/Water Management system shall comply with the regulations from all the permitting agencies having jurisdiction.

DERM issues the Surface Water Management Standard General Permit (SWMSGP) on behalf of the South Florida Water Management District. Jurisdiction to require a SWMSGP is countywide and is dependent upon the size of the development. In addition, RER has authority under Section 24.48.1 of the County Code, for the issuance of a number of drainage permits, which include: Class II (for drainage overflows), Class III (works within County canals), Class V (dewatering permits), and Class VI (drainage systems within industrial land use). The above requirements and authority shall remain with the County.

National Flood Insurance Program (NFIP)

The NFIP is a program wherein FEMA agrees to subsidize flood insurance policies for residents of a community, if the community agrees to enforce minimum flood protection standards. The County currently has a Class 5 classification within the NFIP CRS.

When a municipality incorporates or annexes an area, it would need to apply to FEMA and be responsible for its own CRS program. Depending on the Town's Stormwater Management programs, the residents of the annexed areas may lose their current County CRS discount.

Stormwater Management Master Plan

The County is divided into drainage basins, which are modeled to determine what drainage is needed for each area now and in the future. By planning for future drainage needs, the County can ensure that the level of flood protection service provided to residents is maintained. Upon annexation, stormwater master planning for these annexed areas will become the responsibility of the Town.

National Pollutant Discharge Elimination System

NPDES is a nationwide permit program that has an objective of controlling pollution that is inherent in stormwater runoff. NPDES started as a federal program and has now been delegated to the State of Florida. Municipalities must apply to and receive from the State a permit that outlines best management programs designed to reduce the pollution in stormwater runoff. These stormwater management programs can consist of sampling programs, educational programs, street sweeping and drainage maintenance, and various other best management programs.

The County's NPDES permit is a joint permit with 32 co-permittees (including municipalities) with the County as the lead agency. Because sampling of stormwater runoff is required, the County performs the sampling and all the parties to the permit cost-share the monitoring costs. Co-permittees also cost share NPDES required modeling and results.

Upon annexation, the annual cost-share of the Town may change in response to an increased number of outfalls. Additionally, the NPDES Permit Surveillance fee paid by permit holders to the FDEP may increase as a result of a change in population.

Natural Resources

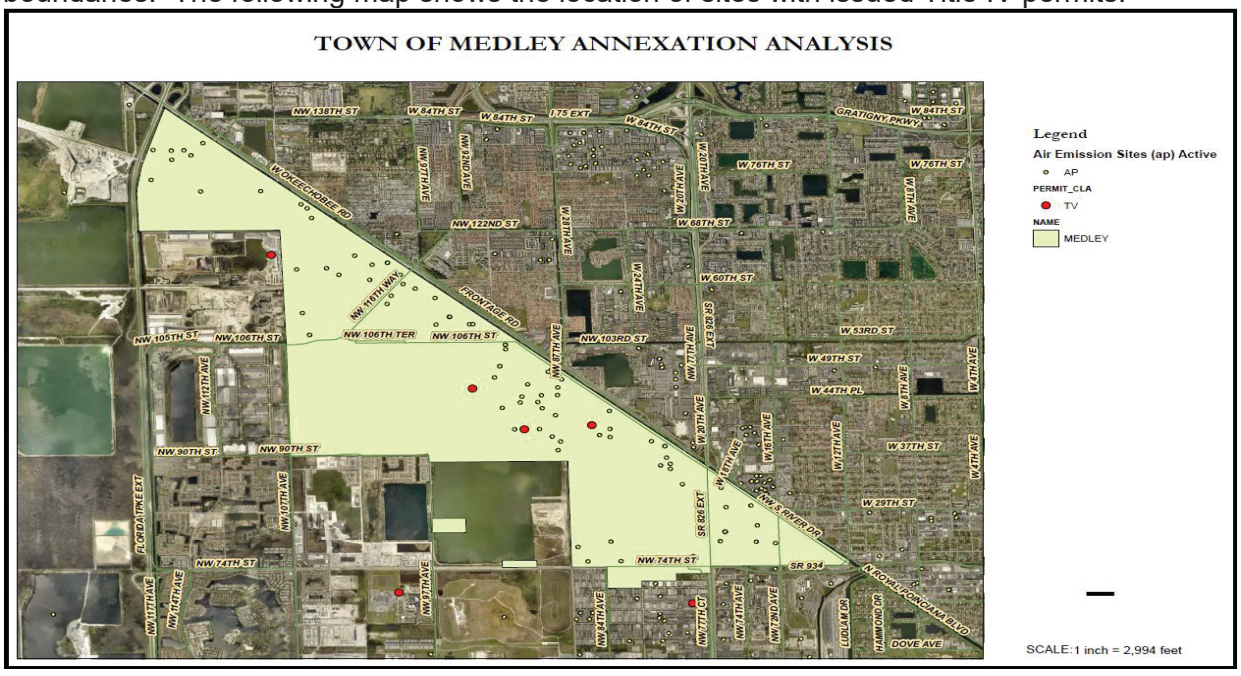
Tree and wetland resources as defined in Chapter 24 of the Code might be present within the proposed annexation areas. Development activities associated with the proposed and existing land uses that impact trees or wetlands may require Tree Removal or Class IV wetland permits from the County. The Town is advised that pursuant to Section 24-49.9 of the Code, which applies countywide including within municipalities, all prohibited plant species shall be removed prior to any development. In addition, developed areas shall be maintained to prevent the growth and accumulation of prohibited species.

Air Quality Management

There are two (2) facilities of "Countywide Significance" for air quality. These hold an EPA Title V permit, which means these are facilities of major air pollution. Their permit conditions are very specific, and their compliance requirements are more stringent than a regular non-Title V permit. Those facilities are:

- Titan, cement manufacturing facility (Section 31-T52S-R40E); and
- Sea Enterprise Adventure, boat manufacturing (Section 15-T53S-R40E)

If this annexation is approved, the Town will have a total of five (5) Title V facilities within its boundaries. The following map shows the location of sites with issued Title IV permits:



The DERM Office of Air Quality Management Division can be reached at (305) 372-6764.

Parks, Recreation and Open Spaces
There are no County parks within the proposed the Town's annexation area.

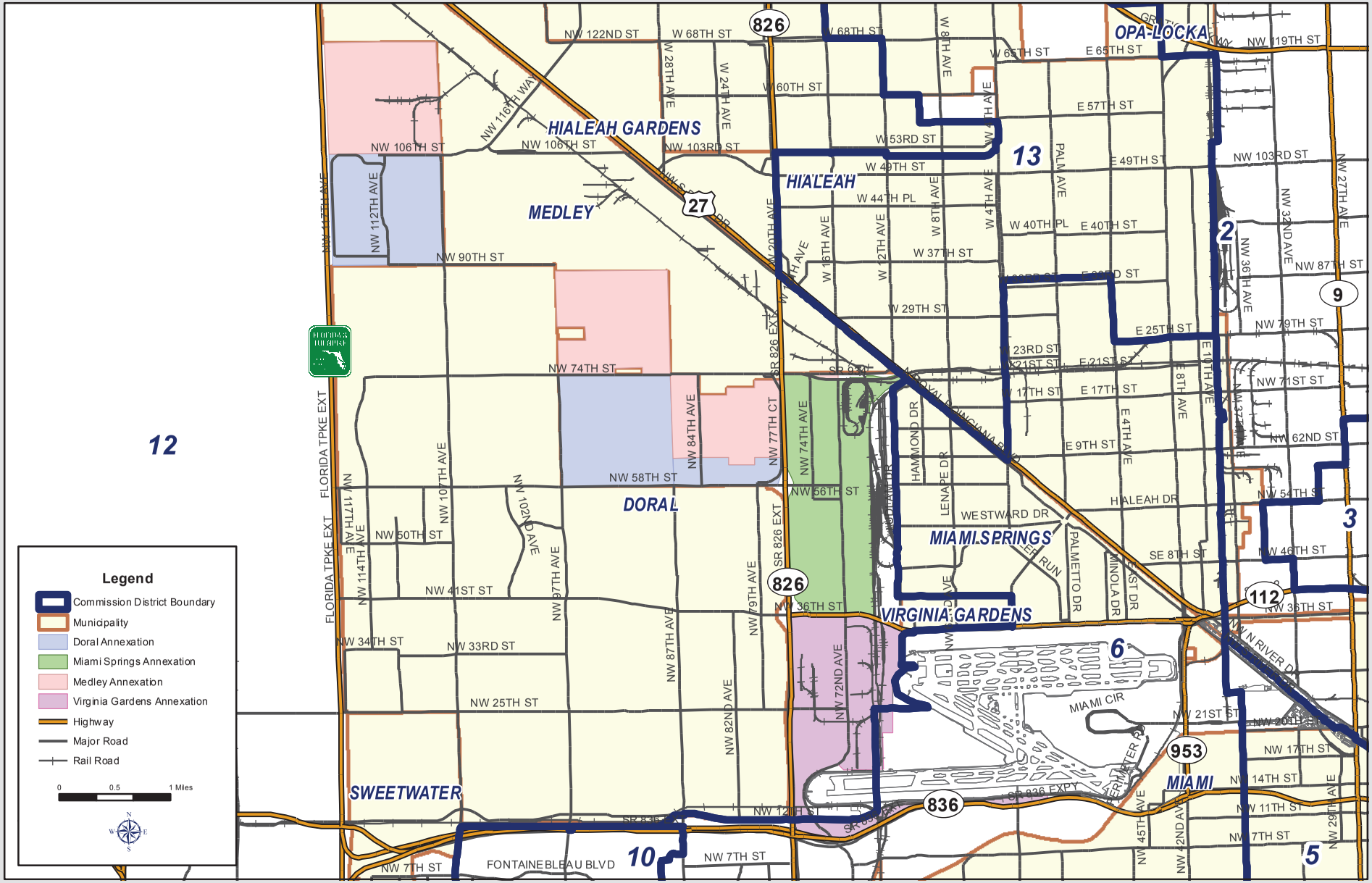
Attachments:

A. Map of four city proposed annexations
B. Map of Medley annexation sections
C. Map of Section 9
D. Map of Section 14
E. Map of Section 15
F. Map of Section 31
G. Map of proposed annexation area with Terminals
H. Map of proposed annexation area with SMART Plan Corridor
I. Estimated Impact on UMSA Budget Statement
J. Town of Medley Annexation Application

C: Jennifer Moon, Director, Office of Management and Budget

MIAMI-DADE COUNTY

Doral, Miami Springs, Medley and Virginia Gardens Proposed Annexations



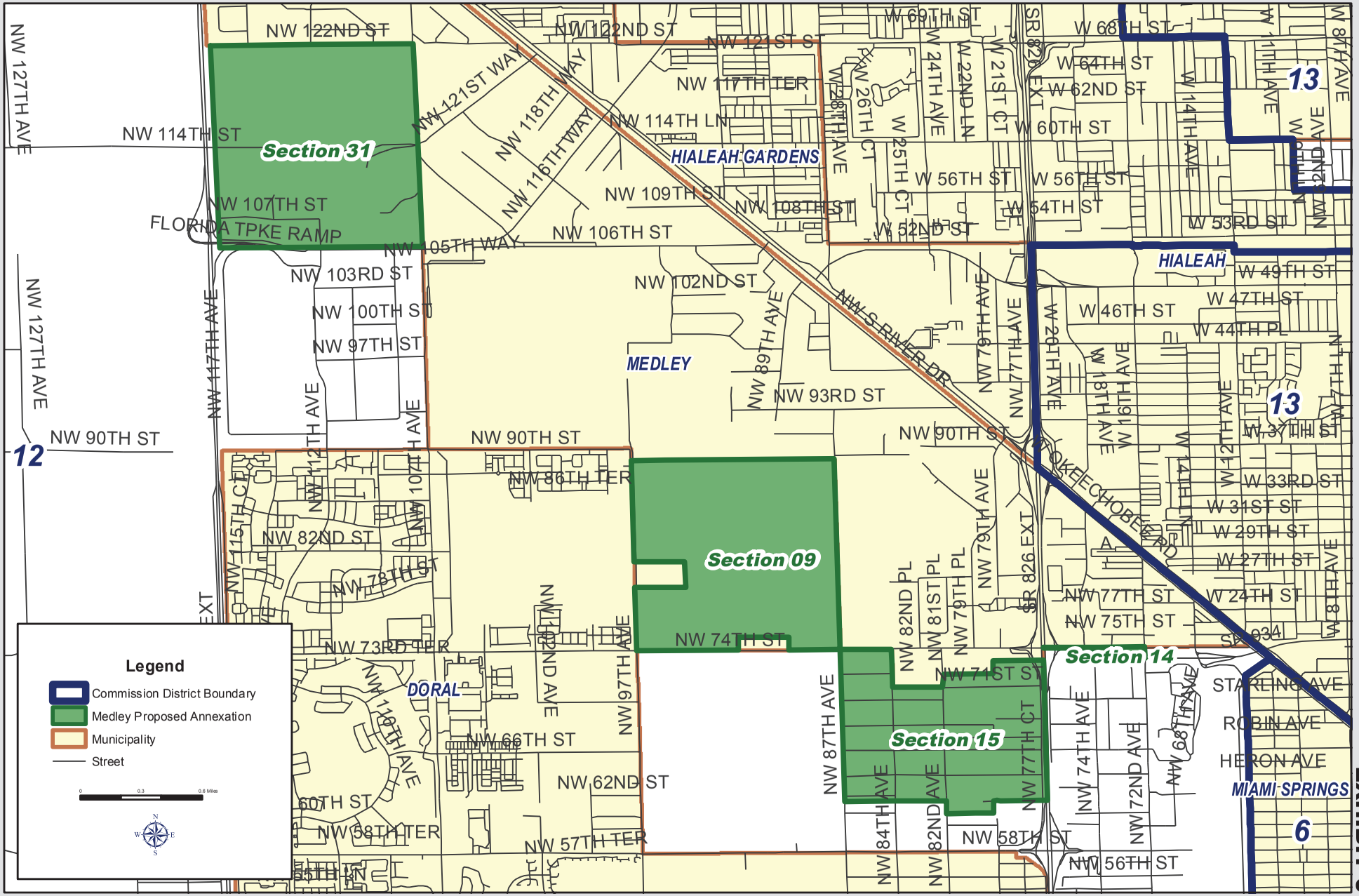
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ATTACHMENT A
EXHIBIT A

MIAMI-DADE COUNTY
Medley Annexation

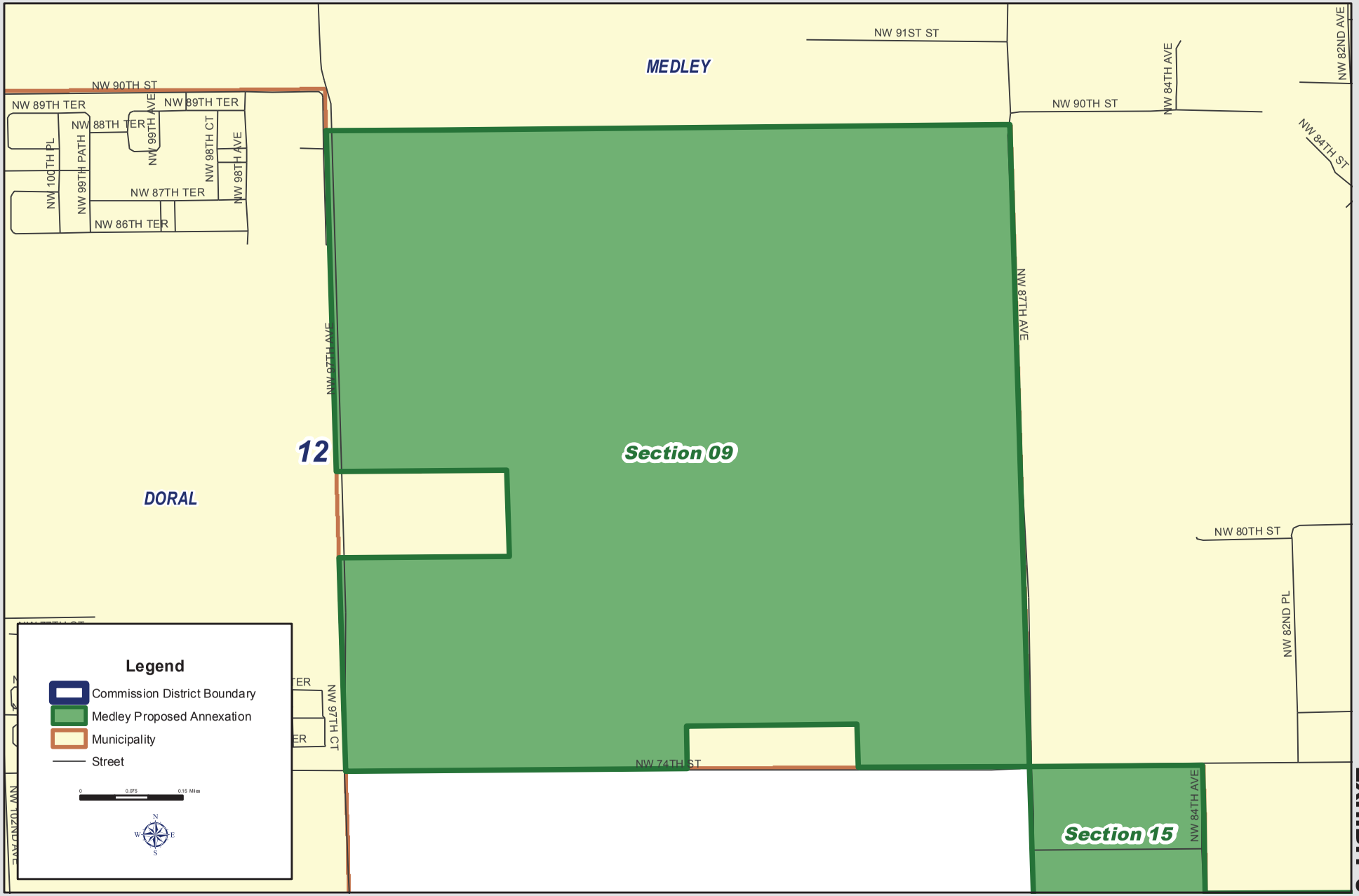


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ATTACHMENT B
EXHIBIT 6

MIAMI-DADE COUNTY
Medley Annexation- Section 09

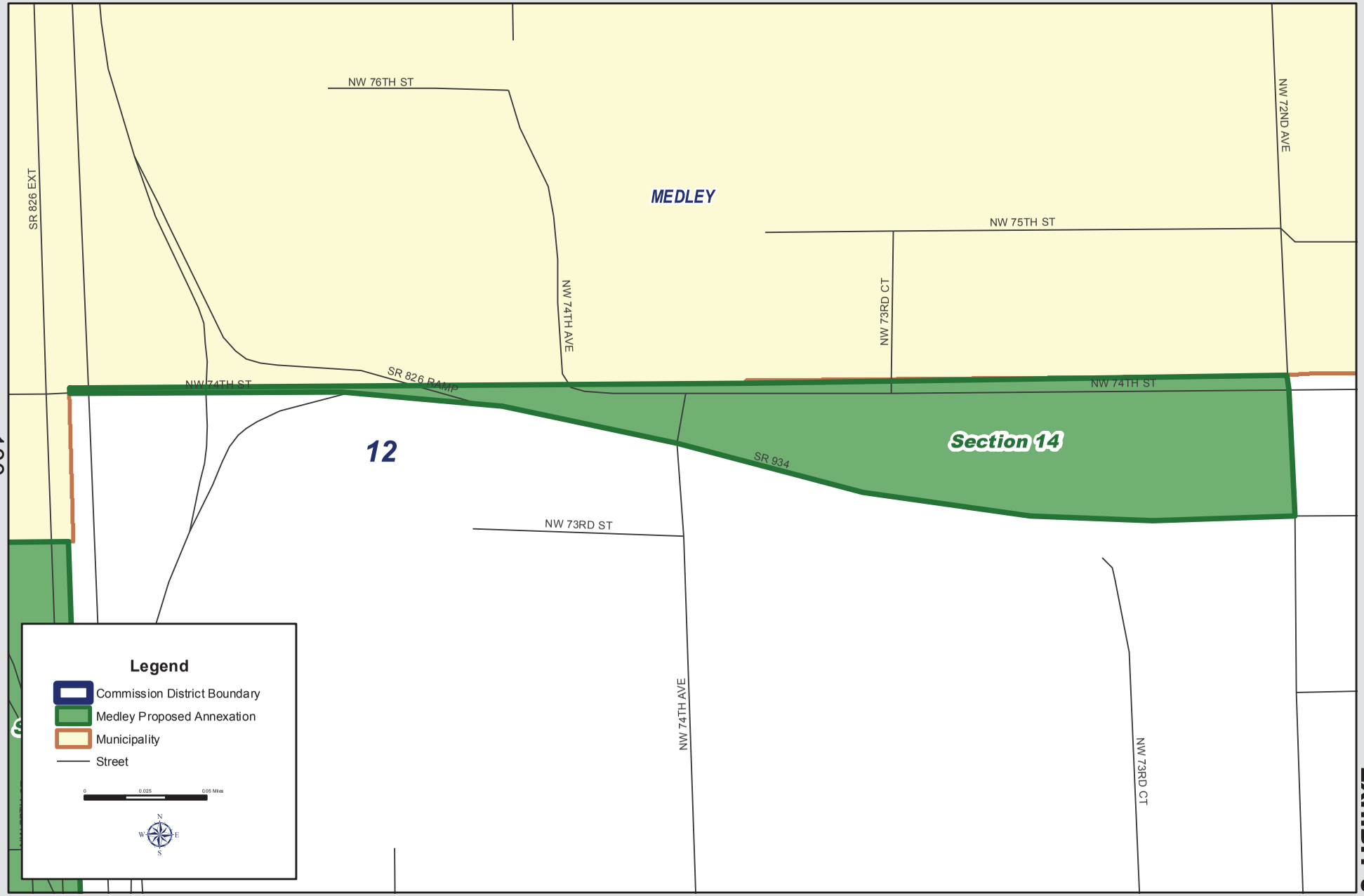


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ATTACHMENT C
EXHIBIT 6

MIAMI-DADE COUNTY
Medley Annexation- Section 14

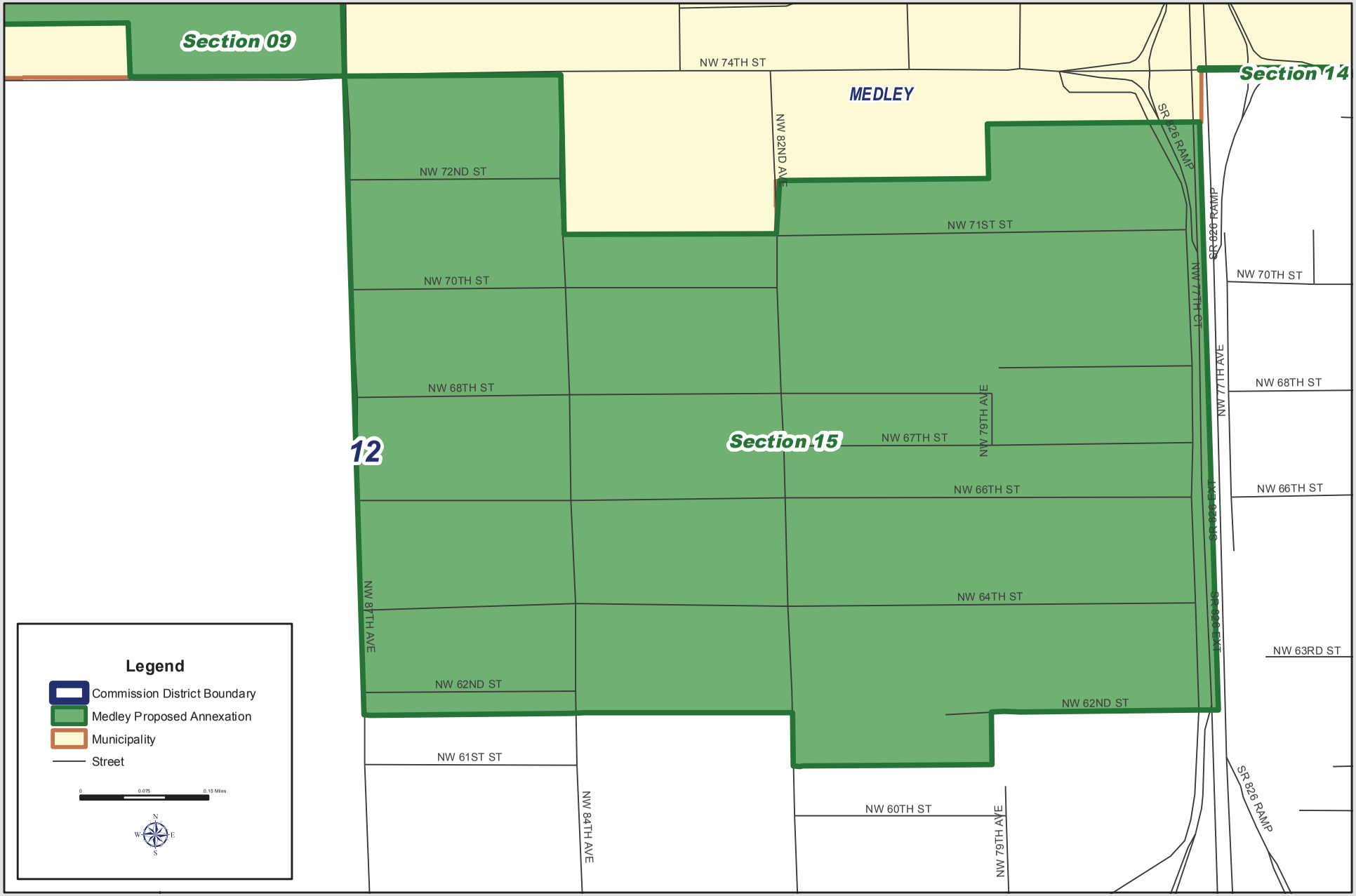


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ATTACHMENT D
EXHIBIT 6

MIAMI-DADE COUNTY
Medley Annexation- Section 15



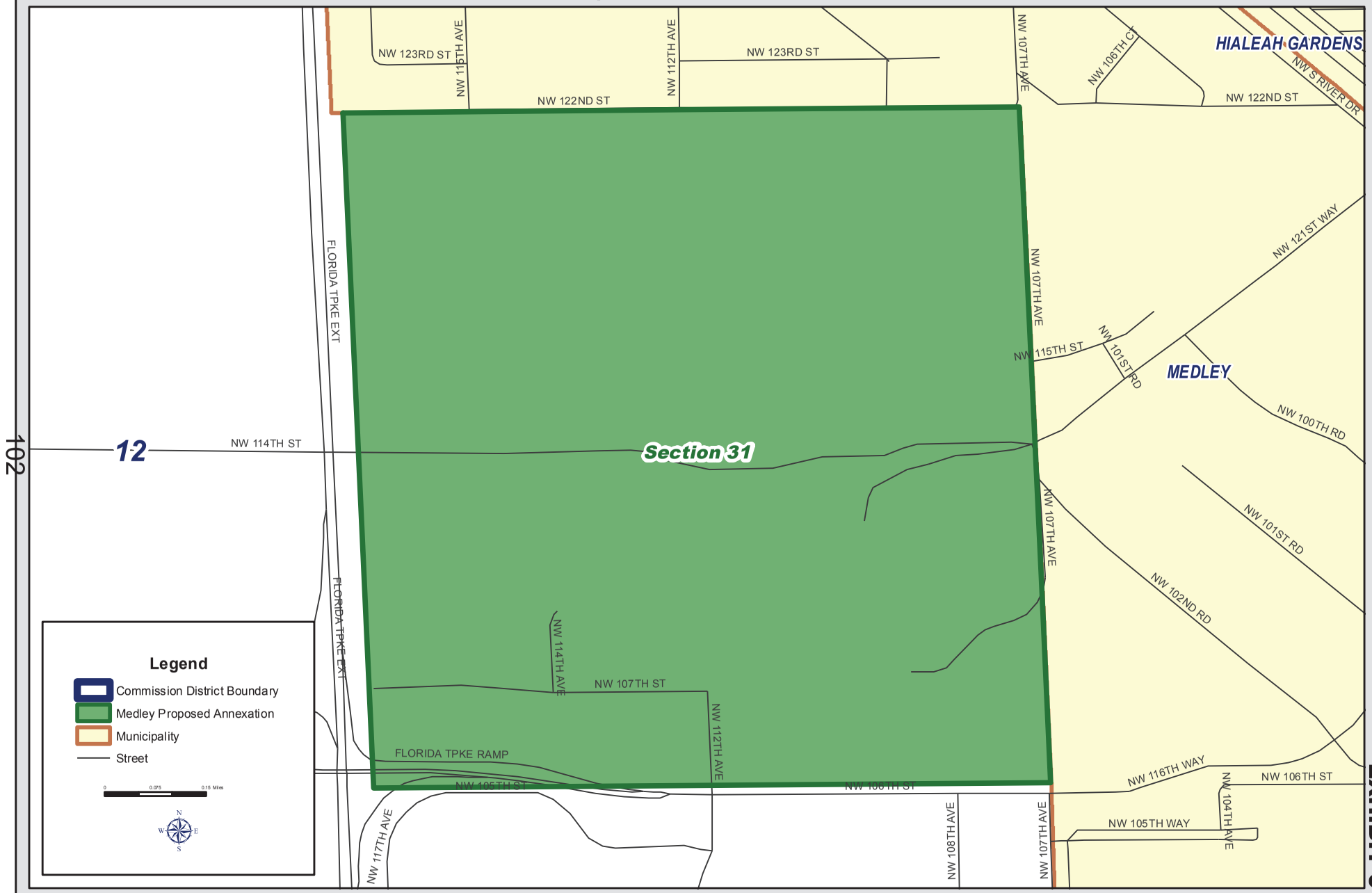
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ATTACHMENT E
EXHIBIT 6

MIAMI-DADE COUNTY

Medley Annexation- Section 31



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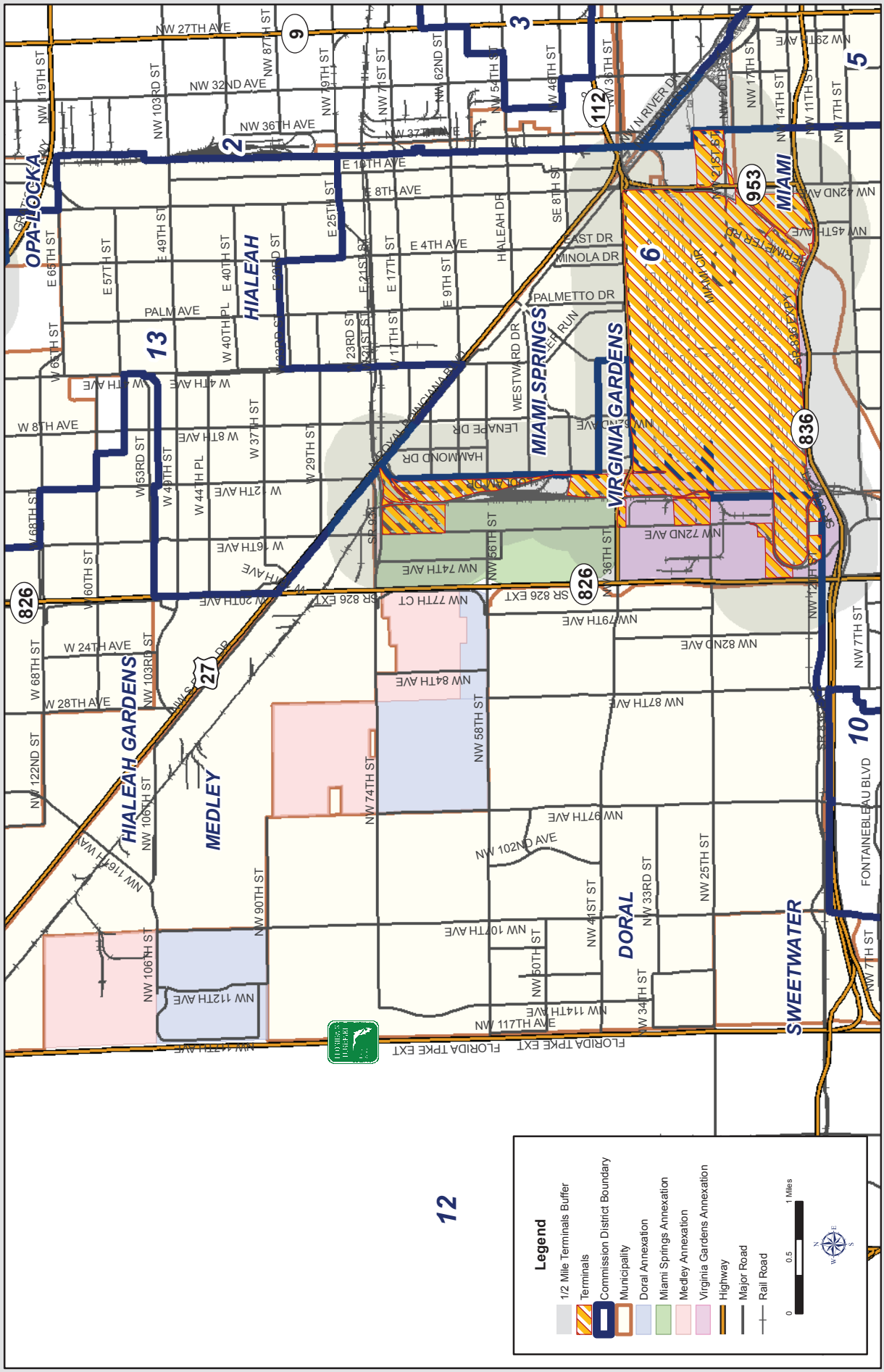
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ATTACHMENT F
EXHIBIT 6

MIAMI-DADE COUNTY

Doral, Miami Springs, Medley and Virginia Gardens Annexations - CDMP Terminals



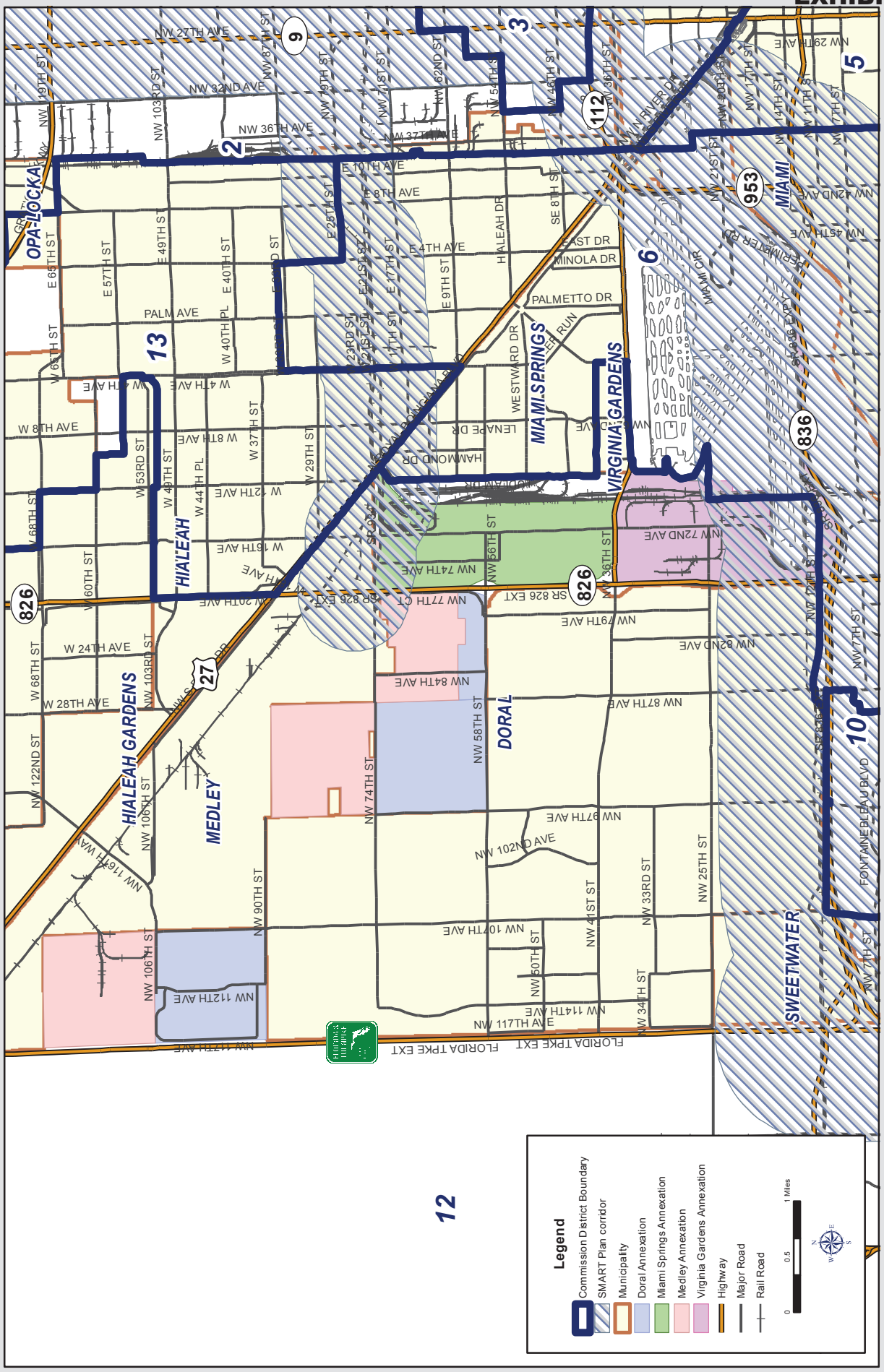
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MIAMI-DADE COUNTY

Doral, Miami Springs, Medley and Virginia Gardens Proposed Annexations


Legend
Commission District Boundary
SMART Plan corridor
Municipality
Doral Annexation
Miami Springs Annexation
Medley Annexation
Virginia Gardens Annexation
Highway
Major Road
Rail Road
0
0.5
1 Miles
HIALEAH GARDENS
MEDLEY
DORAL
MIAMI SPRINGS
VIRGINIA GARDENS
HIALEAH
OPA-LOCKA
SWEETWATER
MIAMI
NW 27TH AVE
NW 32ND AVE
NW 36TH AVE
E 10TH AVE
E 8TH AVE
E 4TH AVE
PALM AVE
W 8TH AVE
W 24TH AVE
W 28TH AVE
NW 122ND ST
NW 106TH ST
NW 90TH ST
NW 74TH ST
NW 58TH ST
NW 41ST ST
NW 25TH ST
NW 7TH ST
NW 103RD ST
NW 87TH ST
NW 71ST ST
NW 62ND ST
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NW 29TH ST
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NW 11TH ST
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E 25TH ST
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E 9TH ST
E 68TH ST
E 57TH ST
W 68TH ST
W 60TH ST
W 53RD ST
W 44TH PL
W 37TH ST
W 29TH ST
W 40TH PL
W 40TH ST
W 49TH ST
W 68TH ST
HIALEAH DR
SE 8TH ST
EAST DR
MINOLA DR
PALMETTO DR
WESTWARD DR
LENAPE DR
HAMMOND DR
NW 72ND AVE
NW 82ND AVE
NW 87TH AVE
NW 97TH AVE
NW 102ND AVE
NW 107TH AVE
NW 114TH AVE
NW 117TH AVE
NW 84TH AVE
NW 77TH CT
NW 74TH AVE
NW 79TH AVE
NW 20TH AVE
NW 16TH AVE
NW 12TH AVE
NW 112TH AVE
NW 116TH WAY
NW 106TH ST
NW 103RD ST
NW 42ND AVE
NW 45TH AVE
NW 29TH AVE
NW 21ST ST
NW 17TH ST
NW 14TH ST
NW 11TH ST
NW 7TH ST
NW 34TH ST
NW 33RD ST
NW 41ST ST
NW 60TH ST
NW 66TH ST
NW 72ND ST
NW 36TH ST
NW 74TH ST
NW 58TH ST
NW 90TH ST
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E 10TH AVE
NW 36TH AVE
NW 32ND AVE
NW 27TH AVE
NW 103RD ST
NW 119TH ST
NW 87TH ST
NW 71ST ST
NW 62ND ST
NW 54TH ST
NW 46TH ST
NW 36TH ST
NW 29TH AVE
NW 17TH ST
NW 11TH ST
NW 7TH ST
NW 42ND AVE
NW 45TH AVE
NW 21ST ST
NW 14TH ST
NW 7TH ST
NW 7TH ST

Medley - Section 9, 14, 15, 31

Based on FY 2018-19 Budget	***Assumptions***					
		Section 9	Section 14	Section 15	Section 31	TOTAL
Property Tax Revenue	***Allocation based on tax roll & millage***	$261,413	$4,178	$956,220	$463,258	$1,685,069
Franchise Fees	***Allocated based on tax roll/population***	$0	$0	$0	$0	$0
Sales Tax	***Allocation based on $76.52 per person***	$0	$0	$0	$0	$0
Utility Taxes	***Allocated based on tax roll/population***	$0	$0	$0	$0	$0
Communications Tax	***Allocated based on tax roll/population***	$27,197	$435	$99,485	$48,197	$175,315
Alcoholic Beverage License	***Allocation based on $0.23 per person***	$0	$0	$0	$0	$0
Business Tax		$33	$198	$10,878	$2,112	$13,221
Interest	***Allocation based on .542% of total revenue***	$1,564	$36	$8,028	$3,872	$13,500
Sheriff and Police Fees	***Allocation based on population***	$0	$0	$0	$0	$0
Miscellaneous Revenues	***Allocation based on $0.79 per person***	$0	$0	$0	$0	$0
Revenue to UMSA		**$290,208**	**$4,847**	**$1,074,612**	**$517,439**	$1,887,106
Cost of Providing UMSA Services						
Police Department ***UMSA Police Budget (without specialized)***		$265,754	$24,635	$656,574	$330,024	$1,276,987
Parks, Recreation and Open Spaces Dept.	***Based on cost of parks***	$0	$0	$0	$0	$0
Right-of-Way Maintenance ***Centerline Miles***	***Centerline miles times cost per lane mile***	$0	$384	$30,328	$10,365	$41,077
Policy Formulation Commission, Mayor, County Attorney	***Direct Cost multiplied by 2.71%***	$7,202	$678	$18,615	$9,225	$35,720
Internal Support Information Technology, Internal Services, Human Resources mmunications, Audit and Management, Management and Budget	***Direct Cost multiplied by 4.86%***	$12,916	$1,216	$33,383	$16,543	$64,058
Planning and Non-Departmental Regulatory and Economic Resources, Rec. and Culture, Economic Development, Neighborhood Infrastructure	***Direct Cost multipliplied by 6.7%***	$17,806	$1,676	$46,022	$22,806	$88,310
QNIP Debt Service Payment	***Utility Taxes as a % of debt service 11.0%***	$ -	$ -	$ -	$ -	$ -
Cost of Providing UMSA Services		**$ 303,677**	**$ 28,589**	**$ 820,337**	**$ 388,963**	**$ 1,541,566**
Net to UMSA		($13,470)	($23,742)	$254,275	$128,476	$345,539

1. Does not include gas tax funded projects
2. Does not include canal maintenance revenues or expenses
3. Does not include proprietary activities: Building, Zoning, Solid Waste
4. Does not include Fire and Library Districts
5. Revenues are based on allocations not actuals
Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.

		Section 9	Section 14	Section 15	Section 31	
2018 Taxable Property Rolls		$142,701,661	$2,280,905	$521,987,125	$252,885,712	$919,855,403
2018 Area Population		0	0	0	0	0
2018 UMSA Population		1,184,388	1,184,388	1,184,388	1,184,388	1,184,388
2018-19 UMSA Millage		1.9283	1.9283	1.9283	1.9283	1.9283
Patrollable Sq. Miles - UMSA		207.90	207.90	207.90	207.90	207.90
Total Calls For Service - UMSA CY 2017		647,328	647,328	647,328	647,328	647,328
Part 1 Crimes - UMSA 2017		41,037	41,037	41,037	41,037	41,037
Part 2 Crimes - UMSA 2017		17,032	17,032	17,032	17,032	17,032
Patrollable Sq. Miles - Study Area		0.89	0.01	0.65	1.00	2.55
Total Calls for Service - Study Area		19	224	1,555	166	1,964
Part 1 Crimes - Study Area		2	1	97	7	107
Part 2 Crimes - Study Area		0	0	49	3	52
Cost per Centerline Mile		$3,839	$3,839	$3,839	$3,839	$3,839
Number of Centerline Miles		0	0.1	7.9	2.7	11
Per Capita Taxable Value		N/A	N/A	N/A	N/A	N/A

ATTACHMENT J
EXHIBIT 6

WEISS SEROTA HELFMAN
COLE & BIERMAN
AT THE CROSSROADS OF BUSINESS, GOVERNMENT & THE LAW

LILLIAN M. ARANGO, ESQ.
larango@wsh-law.com

March 3, 2017

CLERK OF THE BOARD
2017 MAR -3 PM 3:16
CLERK, CIRCUIT & COUNTY CTS.
MIAMI-DADE COUNTY, FLA.
#1

VIA HAND DELIVERY

Mr. Harvey Ruvin
Clerk of the Board
Miami-Dade County Board
of County Commissioners
111 NW 1st Street, 2nd Floor
Miami, FL 33128

Re: Town of Medley Continued and Revised Annexation Application for Section 31, Township 52 South, Range 40 East; and Portions of Section 9, Township 53 South, Range 40 East, Section 15, Township 53 South, Range 40 East, and Section 14, Township 53 South, Range 40 East.

Dear Mr. Ruvin:

This firm serves as Town Attorney for the Town of Medley, Florida. Pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter, and Section 20-3 of the Code of Ordinances of Miami-Dade County (the "Code"), the Town of Medley hereby files the enclosed proposed boundary change application (the "Application").

The enclosed Application is a continued and revised application for annexation that commenced back in 2004. At that time, the municipalities of Doral, Miami Springs, Virginia Gardens and Medley entered into an agreement (the "Four City Agreement") as to each municipality's boundaries related to the annexation of neighboring unincorporated areas. Various boundary change applications in furtherance of the Four City Agreement were submitted by the participating municipalities without final action by the Board of County Commissioners. The Town of Medley is in agreement with the other municipalities which are a party to the Four City Agreement as to its proposed municipal boundary change, and respectfully submits the Application.

Accordingly, please find three duly certified copies of the Town of Medley Town Council resolution requesting the proposed boundary changes and approving the Application, along with verification that the required publication and notices were made pursuant to Section 20-3 of the Code. Additionally, the following items required by Section 20-3 of the Code are included and made a part of the Application:

2525 Ponce de Leon Blvd., Suite 700, Coral Gables, FL 33134 | 305-854-0800 | www.wsh-law.com

(A) An accurate legal description of the lands or land area involved in such proposed boundary change.

(B) A map or survey sketch accurately showing the location of the area involved, the existing boundaries of the municipality or municipalities affected, and indicating the relation of the area involved to the existing municipal boundaries.

(C) Certificate of the County Supervisor of Registration certifying that the area involved in the proposed boundary change contains less than two hundred fifty (250) residents who are qualified electors.

(D) A brief statement setting forth the grounds or reasons for the proposed boundary changes.

(E) A statement addressing enclaves, as defined in Section 20-7(A)(1)(c), bordering the municipality and whether the proposed boundary change includes such enclaves.

(F) In addition to the foregoing, included and to be filed with the Clerk of the County Commission:

(1) *Land use plan map and zoning.*

(2) *List of services to be provided by the Town.* This section details the character and amount of services which the municipality will provide to the area if annexed. The character and amount of services now being received in the area sought for annexation is also included for comparative purposes. Specifically addressed are the following services:

(a) Police protection.
(b) Fire protection.
(c) Water supply and distribution.
(d) Facilities for the collection and treatment of sewage.
(e) Garbage and refuse collection and disposal.
(f) Street lighting.
(g) Street construction and maintenance.
(h) Park and recreation facilities and services.
(i) Building inspection.
(j) Zoning administration.
(k) Local planning services.
(l) Special services not listed above.
(m) General government.

(3) *Timetable for supplying the services listed above.*

(4) *Financing of the services listed above.*

(5) *The tax load on the area to be annexed.*

(6) *Identification of any areas designated as terminals in the County's Adopted Land Use Plan Map ("terminals").* There are no terminals to be included in the Application.

(G) Certificate of the Town's Planner certifying that the area proposed for annexation or separation has two hundred and fifty (250) or fewer registered electors and is less than fifty (50) percent developed residential, therefore avoiding the need for an election pursuant to Section 20-9 of the Code.

We believe that the Application is complete and ready for review and action by Miami-Dade County. We appreciate your prompt review and scheduling of the Application for hearing. The Town of Medley looks forward to having its Application approved by the Board of County Commissioners.

Please feel free to contact our offices should you have any questions or require additional information.

Sincerely,

Lillian M. Arango, Esq.

cc: Roberto Martell, Mayor
Ivan Pacheco, Vice-Mayor
Jack Morrow, Councilperson
Edgar Ayala, Councilperson
Griselia DiGiacomo, Councilperson
Herelina Taboada, Town Clerk
Jorge E. Corzo, P.E., Town Engineer
Sarah Sinatra Gould, AICP, Town Planner

EXHIBIT 6

7777 N.W. 72nd Avenue
Medley, Florida 33166-2213

Town Clerk
Herlina Taboada

(305) 887-9541 - Ext. 112
Fax: (305) 884-4827

"The Perfect Location for Industrial Development"

CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF RESOLUTION C-1459 **, AS PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA, ON THE** 6th **DAY OF** February **,** 2017.

TOWN OF MEDLEY, FLORIDA

BY: Herlina Taboada
HERLINA TABOADA, TOWN CLERK

EXHIBIT 6

RESOLUTION C-1459

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA, APPROVING AND CONFIRMING ITS INTENT TO MOVE FORWARD WITH ITS CONTINUED AND REVISED ANNEXATION APPLICATION IN ORDER TO ANNEX PROPERTY WITH THE LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" AND DEPICTED IN THE MAP ATTACHED AS EXHIBIT "B"; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE TOWN MAYOR, TOWN ADMINISTRATION AND TOWN ATTORNEY TO TAKE ANY AND ALL ACTION NECESSARY TO SUBMIT THE REQUEST FOR THE PROPOSED BOUNDARY CHANGES AND CONTINUED AND REVISED ANNEXATION APPLICATION TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the Town of Medley, Florida (the "Town") previously submitted annexation applications to Miami-Dade County (the "County") seeking the annexation of various unincorporated areas of the County; and

WHEREAS, the previous annexation applications submitted to the County included certain areas legally described in Exhibit "A" attached hereto and all of Section 15, Township 53 South, Range 40 East, in Miami-Dade County ("Section 15"); and

WHEREAS, the City of Doral had also previously filed overlapping or conflicting applications for Section 15, and

WHEREAS, the Town and the City of Doral have agreed to cooperate and have since reached a mutual agreement as to the proposed annexation boundaries for Section 15, which are legally described in Exhibit "A", and depicted on the Map attached hereto as Exhibit "B"; and

WHEREAS, the Town wishes to expeditiously move forward with the Continued and Revised Annexation Application with such boundaries and submit same to the County, as legally described in Exhibit "A" attached hereto and depicted on the Map attached as Exhibit "B"; and

WHEREAS, public notice was provided in accordance with applicable law, and on February 6, 2017, the Town Council conducted a duly noticed public hearing and considered the Continued and Revised Annexation Application; and

WHEREAS, the Town Council finds that the proposed annexation areas and boundaries legally described in Exhibit "A" and depicted on the Map attached hereto as Exhibit "B", including the revised boundary for Section 15, and the submittal of the Continued and Revised Annexation Application to the County are in the best interest of the Town, its residents and existing and proposed property owners.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA AS FOLLOWS:

Section 1. **Recitals.** The above Recitals are true and correct and incorporated herein.

Section 2. **Approval of Annexation Areas and Application.** The Town Council hereby approves the extension and enlargement of the Town's boundaries to include the annexation areas legally described in Exhibit "A" and depicted in the Map attached as Exhibit "B", and authorizes the initiation and/or continuation of municipal boundary change procedures, including the Continued and Revised Annexation Application, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County.

Section 3. **Authorization.** The Mayor, Town Administration and Town Attorney are hereby authorized and directed to take any and all actions as may be deemed necessary or desirable to initiate and/or continue the boundary change procedure in accordance with Section 20-3 of the County Code, and submit and process the Continued and Revised Annexation

Application to the Board of County Commissioners of Miami-Dade County for their consideration.

Section 4. **Transmittal.** The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the County Code, to the Miami-Dade County Board of County Commissioners.

Section 5. **Effective Date.** This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this 6th day of February, 2017.

ROBERTO MARTELL, MAYOR

ATTEST:

HERLINA TABOADA, TOWN CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

TOWN ATTORNEY

SUMMARY OF THE VOTE

Mayor Roberto Martell	yes
Vice-Mayor Ivan Pacheco	yes
Councilperson Edgar Ayala	yes
Councilperson Griselia DiGiacomo	Absent
Councilperson Jack Morrow	yes

EXHIBIT "A"
LEGAL DESCRIPTIONS OF PROPOSED ANNEXATION AREAS

All of Section 31, Township 52 South, Range 40 East, as situated within Miami-Dade County, comprising approximately 640.77 acres more or less.

TOGETHER WITH:

All of Section 9, Township 53 South, Range 40 East, LESS Tract 46, LESS Tract 47 and LESS Tract 57 all of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, (portions thereof currently within the municipal boundary of the Town of Medley, Miami-Dade County), comprising approximately 572 acres more or less.

TOGETHER WITH:

A portion of Section 14, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

BEGIN at the intersection of State Road 826 (Palmetto Expressway) and N.W. 74th Street; THENCE East along the North Right-of-Way line of N.W. 74th Street to its intersection with the centerline of the Right-of-Way of N.W. 72nd Avenue; THENCE South to the North Right-of-Way line of S.R. 934 (the Hialeah Expressway [N.W. 74th Street Connector]); THENCE Westerly along such Right-of-Way line along its curve until it intersects with the North Right-of-Way line of N.W. 74th Street (POINT OF BEGINNING, comprising approximately 4.28 acres more or less.

TOGETHER WITH:

A parcel of land being a portion of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

BEGIN at the intersection of the West right-of-way line of NW 87th Avenue and the centerline of NW 74th Street; THENCE Easterly along the centerline of NW 74th Street to the point of intersection with the centerline of NW 84th Avenue; THENCE Southerly along the said centerline of NW 84th Avenue to the point of intersection with the westerly extension of the centerline of NW 71st Street; THENCE Easterly along the said westerly extension of the centerline of NW 71st Street to the point of intersection with the centerline of NW 82nd Avenue; THENCE Northerly along the said centerline of NW 82nd Avenue and its northerly projection thereof to the point of intersection with the easterly

extension of the centerline of NW 72nd Street; THENCE Easterly along the said easterly extension of the centerline of NW 72nd Street to the point of intersection with the Northerly extension of the centerline of NW 79th Avenue; THENCE Northerly along the said Northerly extension of the centerline of NW 79th Avenue to the point of intersection with the Westerly extension of the centerline NW 73rd Street; THENCE Easterly along the Westerly extension of the centerline of NW 73rd Street to the point of intersection with the West right-of-way line of State Road 826 (Palmetto Expressway); THENCE Southerly along the said West right-of-way line of State Road 826 (Palmetto Expressway) to the point of intersection with the centerline of NW 62nd Street; THENCE Westerly along the said centerline of NW 62nd Street to the point of intersection with the West line of the East 75 feet of Tract 60 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1; THENCE Southerly along the said West line of the East 75 feet of Tract 60 to the point of intersection with the South line of said Tract 60; THENCE Westerly along the said South line of Tract 60 to the point of intersection with the centerline of NW 82nd Avenue; THENCE Northerly along the said centerline of NW 82nd Avenue to the point of intersection with the Easterly extension of Tract 36 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1; THENCE Westerly along the said Easterly extension of Tract 36 and along the South line of Tract 36 and Tract 45 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, to the point of intersection with the West right-of-way line of NW 87th Avenue; THENCE Northerly along the said West right-of-way line of NW 87th Avenue to the POINT OF BEGINNING, comprising approximately 415.32 acres more or less.

Said lands situated within Miami-Dade County, Florida and containing a total of

1,632.07 acres more or less.

EXHIBIT "B"

MAP OF PROPOSED ANNEXATION AREAS

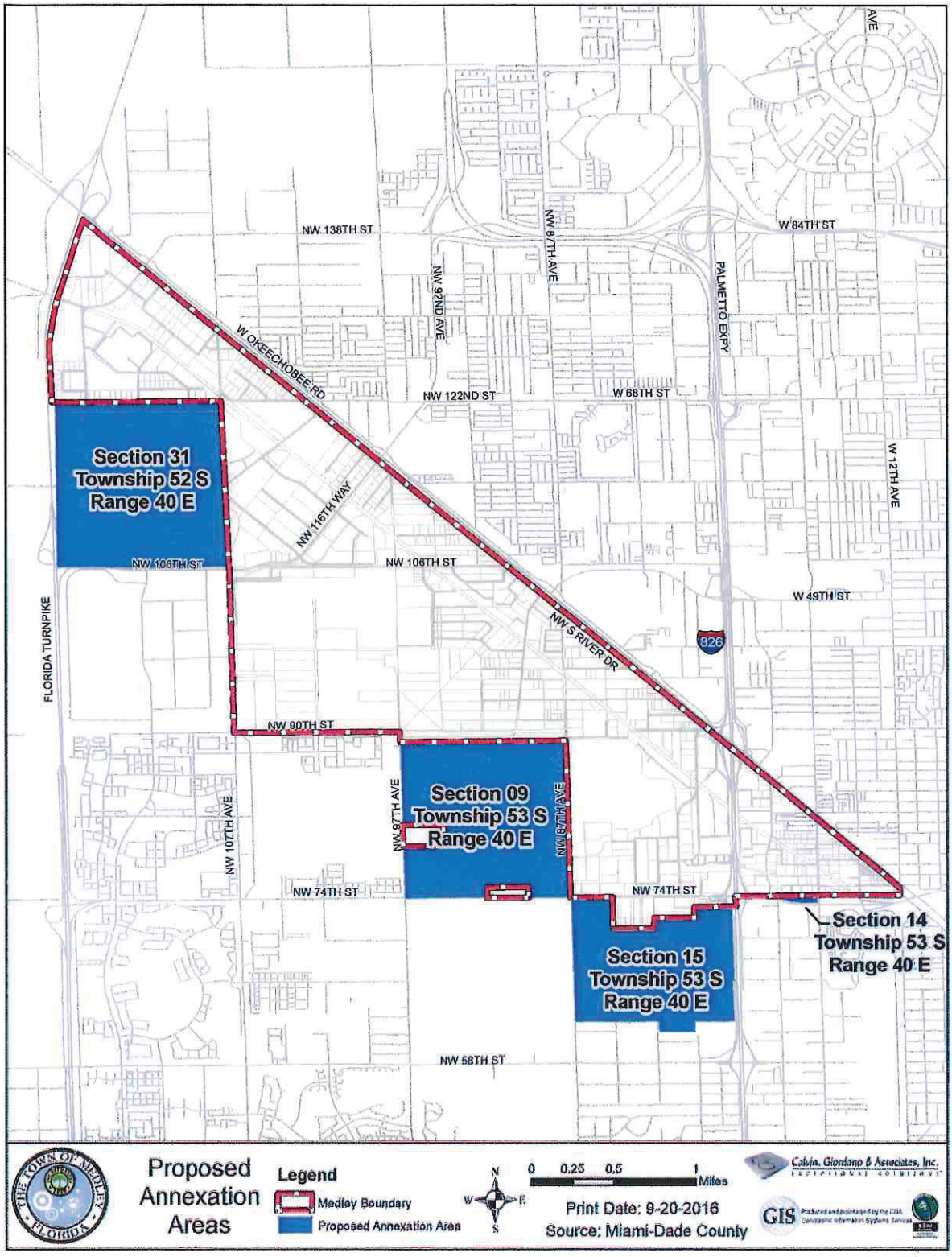


EXHIBIT 6

7777 N.W. 72nd Avenue
Medley, Florida 33166-2213

Town Clerk
Herlina Taboada

(305) 887-9541 - Ext. 112
Fax: (305) 884-4827

"The Perfect Location for Industrial Development"

CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF RESOLUTION C-1459 **, AS PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA, ON THE** 6th **DAY OF** February **,** 2017**.**

TOWN OF MEDLEY, FLORIDA

BY: Herlina Taboada
HERLINA TABOADA, TOWN CLERK

RESOLUTION C-1459

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA, APPROVING AND CONFIRMING ITS INTENT TO MOVE FORWARD WITH ITS CONTINUED AND REVISED ANNEXATION APPLICATION IN ORDER TO ANNEX PROPERTY WITH THE LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" AND DEPICTED IN THE MAP ATTACHED AS EXHIBIT "B"; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE TOWN MAYOR, TOWN ADMINISTRATION AND TOWN ATTORNEY TO TAKE ANY AND ALL ACTION NECESSARY TO SUBMIT THE REQUEST FOR THE PROPOSED BOUNDARY CHANGES AND CONTINUED AND REVISED ANNEXATION APPLICATION TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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WHEREAS, the previous annexation applications submitted to the County included certain areas legally described in Exhibit "A" attached hereto and all of Section 15, Township 53 South, Range 40 East, in Miami-Dade County ("Section 15"); and

WHEREAS, the City of Doral had also previously filed overlapping or conflicting applications for Section 15, and

WHEREAS, the Town and the City of Doral have agreed to cooperate and have since reached a mutual agreement as to the proposed annexation boundaries for Section 15, which are legally described in Exhibit "A", and depicted on the Map attached hereto as Exhibit "B"; and

WHEREAS, the Town wishes to expeditiously move forward with the Continued and Revised Annexation Application with such boundaries and submit same to the County, as legally described in Exhibit "A" attached hereto and depicted on the Map attached as Exhibit "B"; and

WHEREAS, public notice was provided in accordance with applicable law, and on February 6, 2017, the Town Council conducted a duly noticed public hearing and considered the Continued and Revised Annexation Application; and

WHEREAS, the Town Council finds that the proposed annexation areas and boundaries legally described in Exhibit "A" and depicted on the Map attached hereto as Exhibit "B", including the revised boundary for Section 15, and the submittal of the Continued and Revised Annexation Application to the County are in the best interest of the Town, its residents and existing and proposed property owners.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA AS FOLLOWS:

Section 1. **Recitals.** The above Recitals are true and correct and incorporated herein.

Section 2. **Approval of Annexation Areas and Application.** The Town Council hereby approves the extension and enlargement of the Town's boundaries to include the annexation areas legally described in Exhibit "A" and depicted in the Map attached as Exhibit "B", and authorizes the initiation and/or continuation of municipal boundary change procedures, including the Continued and Revised Annexation Application, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County.

Section 3. **Authorization.** The Mayor, Town Administration and Town Attorney are hereby authorized and directed to take any and all actions as may be deemed necessary or desirable to initiate and/or continue the boundary change procedure in accordance with Section 20-3 of the County Code, and submit and process the Continued and Revised Annexation

Application to the Board of County Commissioners of Miami-Dade County for their consideration.

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Section 5. Effective Date. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this 6th day of February, 2017.

ROBERTO MARTELL, MAYOR

ATTEST:

HERLINA TABOADA, TOWN CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

TOWN ATTORNEY

SUMMARY OF THE VOTE

Mayor Roberto Martell	yes
Vice-Mayor Ivan Pacheco	yes
Councilperson Edgar Ayala	yes
Councilperson Griselia DiGiacomo	Absent
Councilperson Jack Morrow	yes

EXHIBIT "A"
LEGAL DESCRIPTIONS OF PROPOSED ANNEXATION AREAS

All of Section 31, Township 52 South, Range 40 East, as situated within Miami-Dade County, comprising approximately 640.77 acres more or less.

TOGETHER WITH:

All of Section 9, Township 53 South, Range 40 East, LESS Tract 46, LESS Tract 47 and LESS Tract 57 all of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, (portions thereof currently within the municipal boundary of the Town of Medley, Miami-Dade County), comprising approximately 572 acres more or less.

TOGETHER WITH:

A portion of Section 14, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

BEGIN at the intersection of State Road 826 (Palmetto Expressway) and N.W. 74th Street; THENCE East along the North Right-of-Way line of N.W. 74th Street to its intersection with the centerline of the Right-of-Way of N.W. 72nd Avenue; THENCE South to the North Right-of-Way line of S.R. 934 (the Hialeah Expressway [N.W. 74th Street Connector]); THENCE Westerly along such Right-of-Way line along its curve until it intersects with the North Right-of-Way line of N.W. 74th Street (POINT OF BEGINNING, comprising approximately 4.28 acres more or less.

TOGETHER WITH:

A parcel of land being a portion of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

BEGIN at the intersection of the West right-of-way line of NW 87th Avenue and the centerline of NW 74th Street; THENCE Easterly along the centerline of NW 74th Street to the point of intersection with the centerline of NW 84th Avenue; THENCE Southerly along the said centerline of NW 84th Avenue to the point of intersection with the westerly extension of the centerline of NW 71st Street; THENCE Easterly along the said westerly extension of the centerline of NW 71st Street to the point of intersection with the centerline of NW 82nd Avenue; THENCE Northerly along the said centerline of NW 82nd Avenue and its northerly projection thereof to the point of intersection with the easterly

extension of the centerline of NW 72nd Street; THENCE Easterly along the said easterly extension of the centerline of NW 72nd Street to the point of intersection with the Northerly extension of the centerline of NW 79th Avenue; THENCE Northerly along the said Northerly extension of the centerline of NW 79th Avenue to the point of intersection with the Westerly extension of the centerline NW 73rd Street; THENCE Easterly along the Westerly extension of the centerline of NW 73rd Street to the point of intersection with the West right-of-way line of State Road 826 (Palmetto Expressway); THENCE Southerly along the said West right-of-way line of State Road 826 (Palmetto Expressway) to the point of intersection with the centerline of NW 62nd Street; THENCE Westerly along the said centerline of NW 62nd Street to the point of intersection with the West line of the East 75 feet of Tract 60 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1; THENCE Southerly along the said West line of the East 75 feet of Tract 60 to the point of intersection with the South line of said Tract 60; THENCE Westerly along the said South line of Tract 60 to the point of intersection with the centerline of NW 82nd Avenue; THENCE Northerly along the said centerline of NW 82nd Avenue to the point of intersection with the Easterly extension of Tract 36 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1; THENCE Westerly along the said Easterly extension of Tract 36 and along the South line of Tract 36 and Tract 45 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, to the point of intersection with the West right-of-way line of NW 87th Avenue; THENCE Northerly along the said West right-of-way line of NW 87th Avenue to the POINT OF BEGINNING, comprising approximately 415.32 acres more or less.

Said lands situated within Miami-Dade County, Florida and containing a total of

1,632.07 acres more or less.

EXHIBIT "B"

MAP OF PROPOSED ANNEXATION AREAS

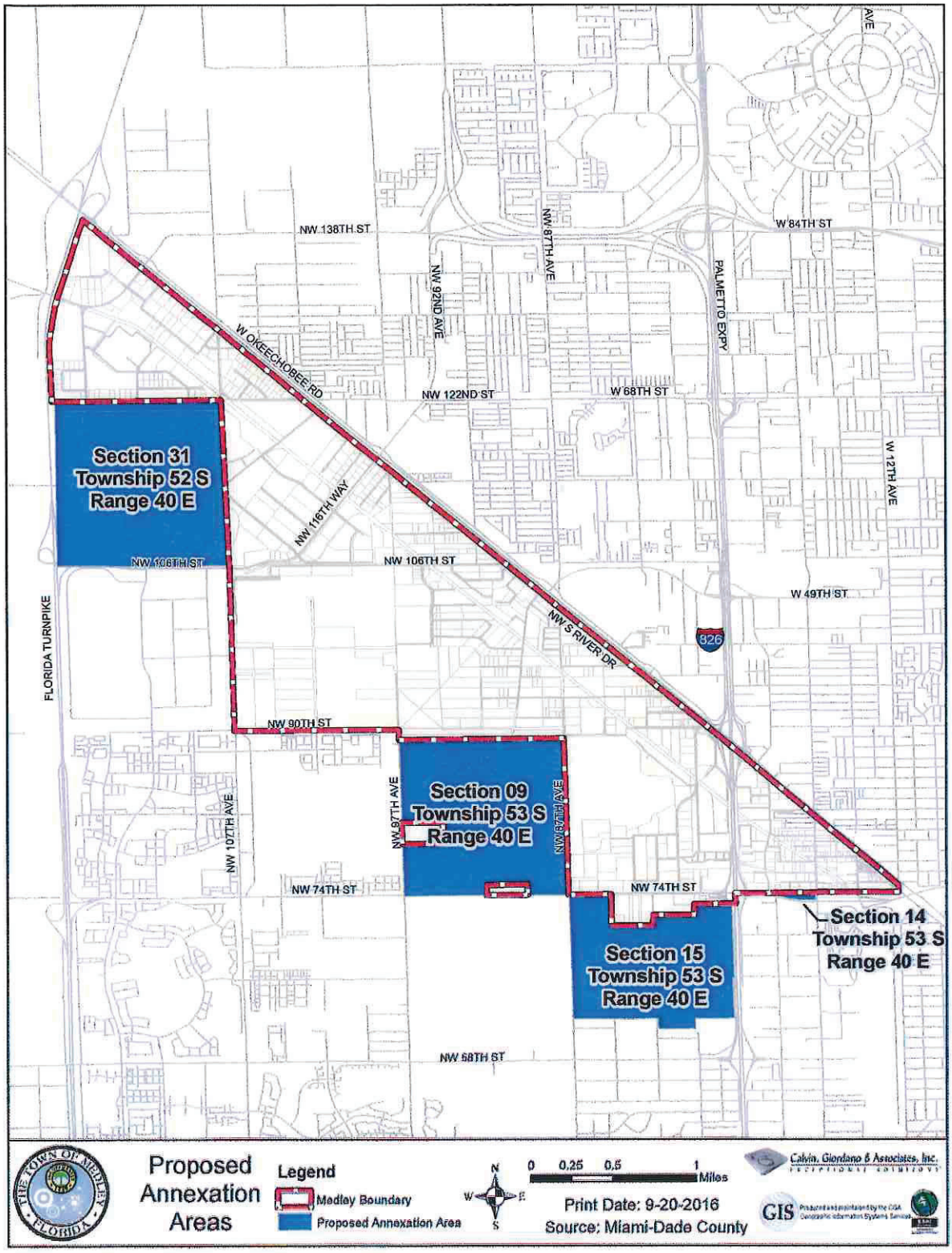


EXHIBIT 6

7777 N.W. 72nd Avenue
Medley, Florida 33166-2213

Town Clerk
Herlina Taboada

(305) 887-9541 - Ext. 112
Fax: (305) 884-4827

"The Perfect Location for Industrial Development"

CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF RESOLUTION C-1459, **AS PASSED AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA, ON THE** 6th **DAY OF** February, 2017.

TOWN OF MEDLEY, FLORIDA

BY: Herlina Taboada
HERLINA TABOADA, TOWN CLERK

RESOLUTION C-1459

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA, APPROVING AND CONFIRMING ITS INTENT TO MOVE FORWARD WITH ITS CONTINUED AND REVISED ANNEXATION APPLICATION IN ORDER TO ANNEX PROPERTY WITH THE LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" AND DEPICTED IN THE MAP ATTACHED AS EXHIBIT "B"; REQUESTING APPROVAL FOR ANNEXATION FROM THE BOARD OF COUNTY COMMISSIONERS; AUTHORIZING THE TOWN MAYOR, TOWN ADMINISTRATION AND TOWN ATTORNEY TO TAKE ANY AND ALL ACTION NECESSARY TO SUBMIT THE REQUEST FOR THE PROPOSED BOUNDARY CHANGES AND CONTINUED AND REVISED ANNEXATION APPLICATION TO THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA; AUTHORIZING TRANSMITTAL OF THIS RESOLUTION AND ACCOMPANYING DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County, the Town of Medley, Florida (the "Town") previously submitted annexation applications to Miami-Dade County (the "County") seeking the annexation of various unincorporated areas of the County; and

WHEREAS, the previous annexation applications submitted to the County included certain areas legally described in Exhibit "A" attached hereto and all of Section 15, Township 53 South, Range 40 East, in Miami-Dade County ("Section 15"); and

WHEREAS, the City of Doral had also previously filed overlapping or conflicting applications for Section 15, and

WHEREAS, the Town and the City of Doral have agreed to cooperate and have since reached a mutual agreement as to the proposed annexation boundaries for Section 15, which are legally described in Exhibit "A", and depicted on the Map attached hereto as Exhibit "B"; and

WHEREAS, the Town wishes to expeditiously move forward with the Continued and Revised Annexation Application with such boundaries and submit same to the County, as legally described in Exhibit "A" attached hereto and depicted on the Map attached as Exhibit "B"; and

WHEREAS, public notice was provided in accordance with applicable law, and on February 6, 2017, the Town Council conducted a duly noticed public hearing and considered the Continued and Revised Annexation Application; and

WHEREAS, the Town Council finds that the proposed annexation areas and boundaries legally described in Exhibit "A" and depicted on the Map attached hereto as Exhibit "B", including the revised boundary for Section 15, and the submittal of the Continued and Revised Annexation Application to the County are in the best interest of the Town, its residents and existing and proposed property owners.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MEDLEY, FLORIDA AS FOLLOWS:

Section 1. **Recitals.** The above Recitals are true and correct and incorporated herein.

Section 2. **Approval of Annexation Areas and Application.** The Town Council hereby approves the extension and enlargement of the Town's boundaries to include the annexation areas legally described in Exhibit "A" and depicted in the Map attached as Exhibit "B", and authorizes the initiation and/or continuation of municipal boundary change procedures, including the Continued and Revised Annexation Application, pursuant to Section 6.04 of the Miami-Dade County Home Rule Charter and Section 20-3 of the Code of Miami-Dade County.

Section 3. **Authorization.** The Mayor, Town Administration and Town Attorney are hereby authorized and directed to take any and all actions as may be deemed necessary or desirable to initiate and/or continue the boundary change procedure in accordance with Section 20-3 of the County Code, and submit and process the Continued and Revised Annexation

Application to the Board of County Commissioners of Miami-Dade County for their consideration.

Section 4. Transmittal. The Clerk is hereby authorized and directed to transmit three (3) certified copies of this Resolution, together with proof of compliance with the notice procedures and all accompanying documentation as set forth in Section 20-3 of the County Code, to the Miami-Dade County Board of County Commissioners.

Section 5. Effective Date. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this 6th day of February, 2017.

ROBERTO MARTELL, MAYOR

ATTEST:

HERLINA TABOADA, TOWN CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

TOWN ATTORNEY

SUMMARY OF THE VOTE

Mayor Roberto Martell	yes
Vice-Mayor Ivan Pacheco	yes
Councilperson Edgar Ayala	yes
Councilperson Griselia DiGiacomo	Absent
Councilperson Jack Morrow	yes

EXHIBIT "A"
LEGAL DESCRIPTIONS OF PROPOSED ANNEXATION AREAS

All of Section 31, Township 52 South, Range 40 East, as situated within Miami-Dade County, comprising approximately 640.77 acres more or less.

TOGETHER WITH:

All of Section 9, Township 53 South, Range 40 East, LESS Tract 46, LESS Tract 47 and LESS Tract 57 all of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, (portions thereof currently within the municipal boundary of the Town of Medley, Miami-Dade County), comprising approximately 572 acres more or less.

TOGETHER WITH:

A portion of Section 14, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

BEGIN at the intersection of State Road 826 (Palmetto Expressway) and N.W. 74th Street; THENCE East along the North Right-of-Way line of N.W. 74th Street to its intersection with the centerline of the Right-of-Way of N.W. 72nd Avenue; THENCE South to the North Right-of-Way line of S.R. 934 (the Hialeah Expressway [N.W. 74th Street Connector]); THENCE Westerly along such Right-of-Way line along its curve until it intersects with the North Right-of-Way line of N.W. 74th Street (POINT OF BEGINNING, comprising approximately 4.28 acres more or less.

TOGETHER WITH:

A parcel of land being a portion of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

BEGIN at the intersection of the West right-of-way line of NW 87th Avenue and the centerline of NW 74th Street; THENCE Easterly along the centerline of NW 74th Street to the point of intersection with the centerline of NW 84th Avenue; THENCE Southerly along the said centerline of NW 84th Avenue to the point of intersection with the westerly extension of the centerline of NW 71st Street; THENCE Easterly along the said westerly extension of the centerline of NW 71st Street to the point of intersection with the centerline of NW 82nd Avenue; THENCE Northerly along the said centerline of NW 82nd Avenue and its northerly projection thereof to the point of intersection with the easterly

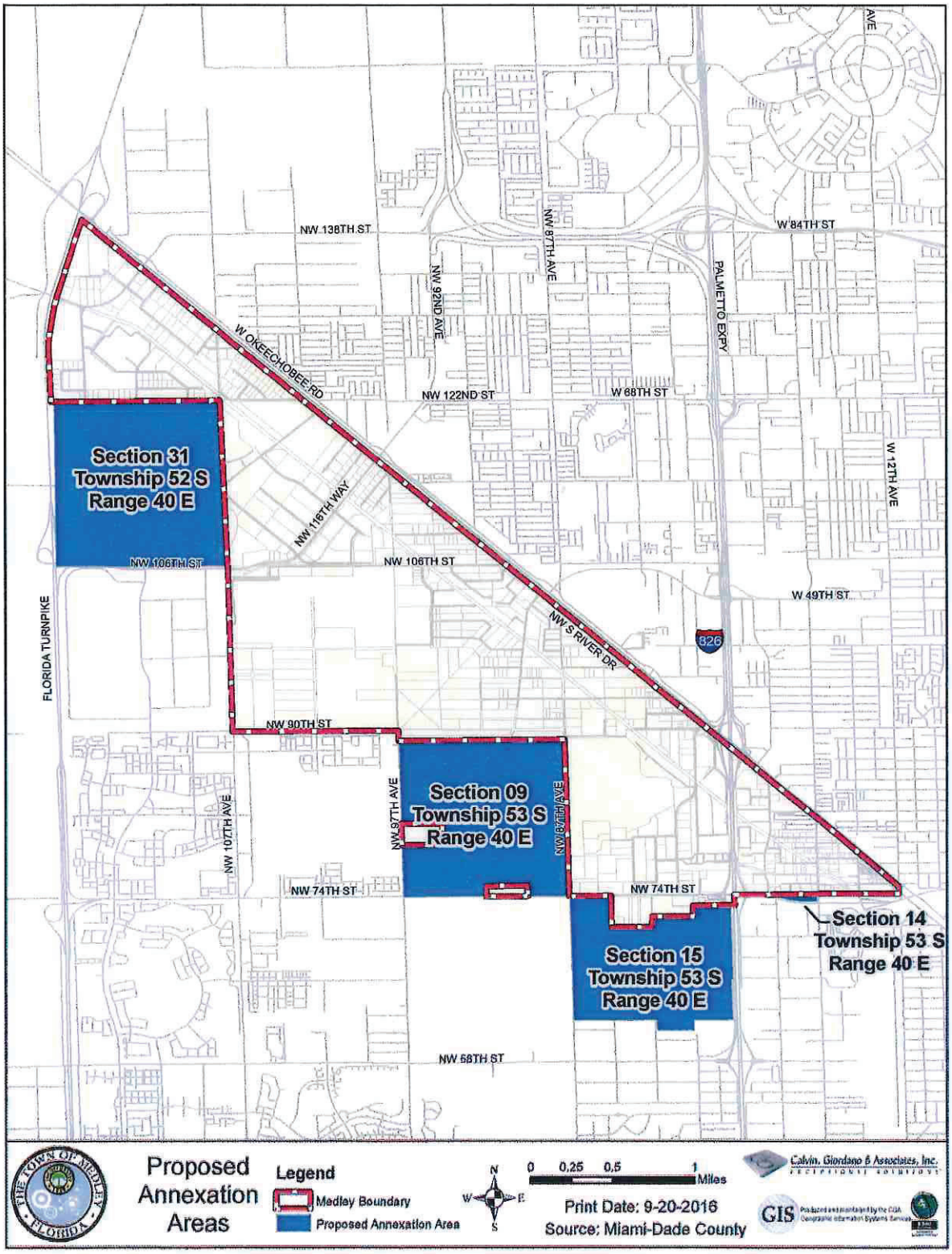
extension of the centerline of NW 72nd Street; THENCE Easterly along the said easterly extension of the centerline of NW 72nd Street to the point of intersection with the Northerly extension of the centerline of NW 79th Avenue; THENCE Northerly along the said Northerly extension of the centerline of NW 79th Avenue to the point of intersection with the Westerly extension of the centerline NW 73rd Street; THENCE Easterly along the Westerly extension of the centerline of NW 73rd Street to the point of intersection with the West right-of-way line of State Road 826 (Palmetto Expressway); THENCE Southerly along the said West right-of-way line of State Road 826 (Palmetto Expressway) to the point of intersection with the centerline of NW 62nd Street; THENCE Westerly along the said centerline of NW 62nd Street to the point of intersection with the West line of the East 75 feet of Tract 60 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1; THENCE Southerly along the said West line of the East 75 feet of Tract 60 to the point of intersection with the South line of said Tract 60; THENCE Westerly along the said South line of Tract 60 to the point of intersection with the centerline of NW 82nd Avenue; THENCE Northerly along the said centerline of NW 82nd Avenue to the point of intersection with the Easterly extension of Tract 36 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1; THENCE Westerly along the said Easterly extension of Tract 36 and along the South line of Tract 36 and Tract 45 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, to the point of intersection with the West right-of-way line of NW 87th Avenue; THENCE Northerly along the said West right-of-way line of NW 87th Avenue to the POINT OF BEGINNING, comprising approximately 415.32 acres more or less.

Said lands situated within Miami-Dade County, Florida and containing a total of

1,632.07 acres more or less.

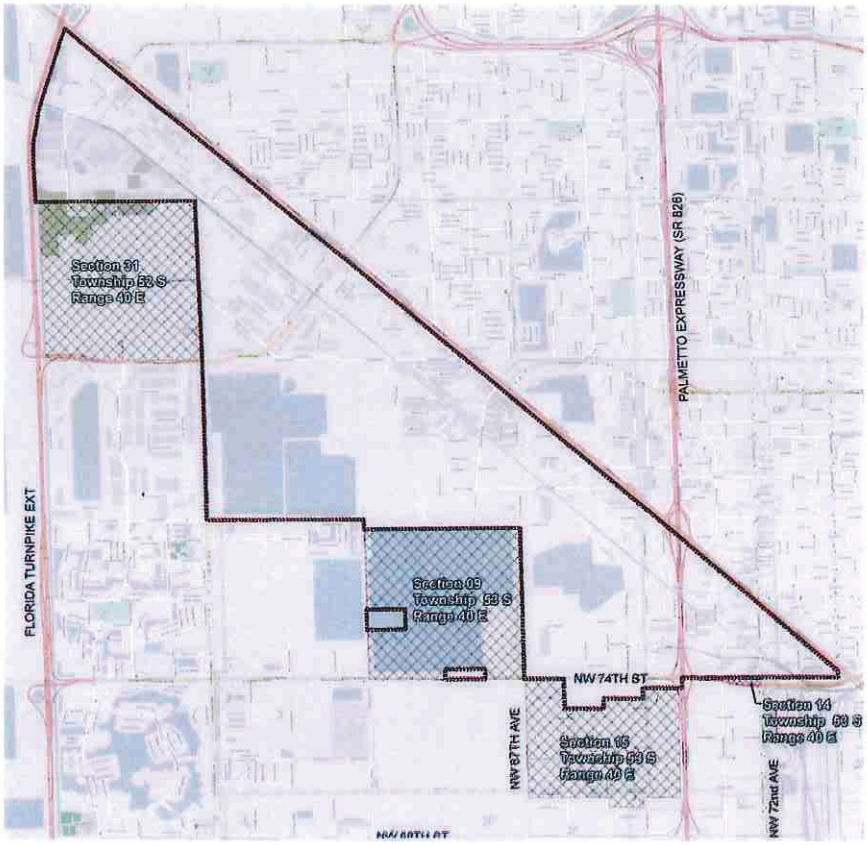
EXHIBIT "B"

MAP OF PROPOSED ANNEXATION AREAS



TOWN OF MEDLEY
NOTICE OF PUBLIC HEARING
ANNEXATION

NOTICE IS HEREBY GIVEN that on Monday, February 6th, 2017 at 7:00 pm, the Town Council of the Town of Medley will hold a public hearing at the **Medley Municipal Services Facility Council Chambers located at 7777 N.W. 72nd Avenue, Medley, Florida 33166**, pursuant to the Miami-Dade County Charter Section 6.04, and Miami-Dade County Ordinances, Section 20-3, to consider the annexation and enactment of a resolution concerning the annexation of certain lands depicted in the following map and legally described below. All interested parties are urged to attend the meeting and be heard.



Legal Description: All of Section 31, Township 52 South, Range 40 East; all of Section 9, Township 53 South, Range 40 East not presently within the municipal corporate boundaries of the Town of

Medley; a portion of Section 15, Township 53 South, Range 40 East; and a portion of Section 14, Township 53 South, Range 40 East. The complete legal description of the subject annexation areas is on file with the Town Clerk and can be examined at the Town of Medley Office of the Town Clerk, located at 7777 N.W. 72nd Avenue, Medley, Florida.

Any and all interested parties are invited to attend this meeting and be heard with respect to the matters to be discussed. Anyone who decides to appeal any decision made by any board, agency, or commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for that reason, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA), DISABLED PERSONS WHO, BECAUSE OF THEIR DISABILITIES, NEED SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE RECEPTIONIST AT THE MEDLEY MUNICIPAL SERVICES FACILITY, 7777 N.W. 72nd AVENUE, MEDLEY, FLORIDA, 33166 OR TELEPHONE (305) 887-9541, EXT. 0, PRIOR TO SUCH PROCEEDING.

Information regarding the proposed annexation, including a written report, may be obtained from the office of the Town Clerk. The Town Clerk may be reached at (305) 887-9541 Ext. 112. Please refer to the proposed annexation when calling.

This notice has been mailed to all owners of record for addresses located within 600 feet of the subject property.

This Notice is dated at Medley, Miami-Dade County, Florida this 24th day of January, 2017.

Herlina Taboada, Town Clerk
Town of Medley

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
TOWN OF MEDLEY - ANNEXATION - FEB. 6TH, 2017

in the XXXX Court,
was published in said newspaper in the issues of

01/24/2017

SEE ATTACHED

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
24 day of JANUARY, A.D. 2017

Diana Herrera

(SEAL)
MARIA MESA personally known to me

DIANA HERRERA
MY COMMISSION EXPIRES
SEPTEMBER 5, 2020
GG 026713
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

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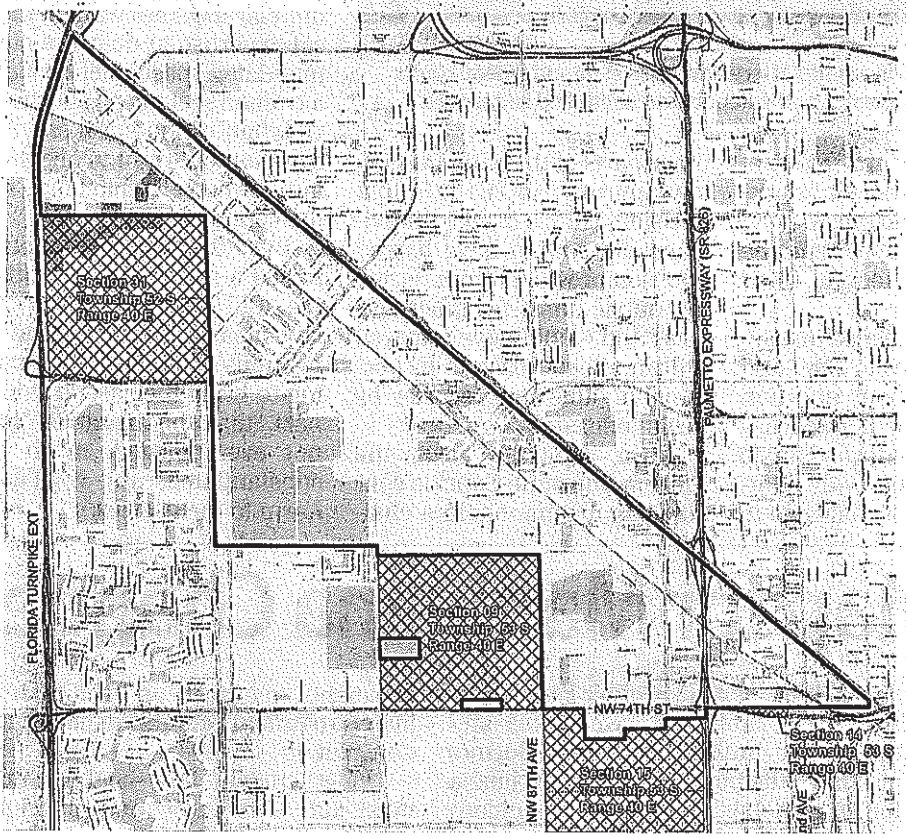
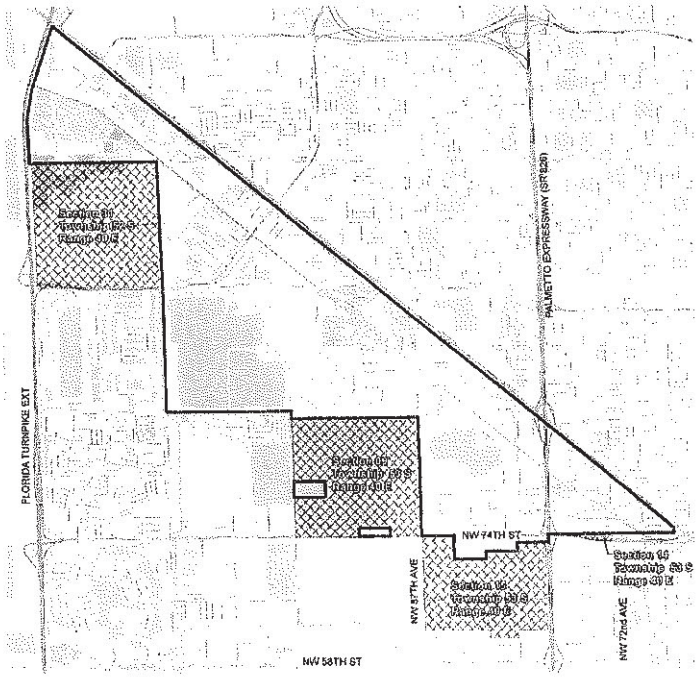


EXHIBIT 6

TOWN OF MEDLEY NOTICE OF PUBLIC HEARING ANNEXATION

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FROM THE COURTS

Stung by First Jury, Prosecutors Pin Hopes on Dewey Retrial

by Christine Simmons

Once again, prosecutors are aiming to persuade a New York jury that top executives at Dewey & LeBoeuf lied to investors and lenders about the firm's financial condition before the firm's implosion nearly five years ago.

After a mistrial was declared against indicted Dewey executives in 2015, prosecutors at the Manhattan District Attorney's Office and their adversaries finally returned to court on Monday for jury selection.

The second trial promises to include much of the same material that stumped jurors the first time around: a review of the complex nuts and bolts of law firm finance, unflattering internal emails, and testimony from a parade of former partners and cooperating witnesses.

But events over the past year have also altered the dynamics, streamlining the case and giving prosecutors led by Manhattan District Attorney Cyrus Vance Jr. reason to hope for a different outcome.

Only two of the firm's former executives remain in Vance's sights, after ex-chairman Steven Davis signed a deferred prosecution agreement following the first trial. Charges against the remaining defendants, former Dewey executive director Stephen DiCarmine and former CFO Joel Sanders, have been winnowed down from about 50 to just three counts against each: securities fraud, conspiracy and scheme to defraud.

A CLEARER PATH?

Observers, jurors in the first trial and criminal defense experts said in interviews that the prosecution was smart to reduce the number of charges this time, giving the case a clearer focus and improving the odds of conviction.

One former juror, Pan Wong, said the jury during the 2015 trial saw the long list of charges and wondered, "Are we trying to put them in jail for 300 years?" and "How are we going to get agreement?"

Fernando Ynigo, another former juror, said the remaining three charges seemed connected with the most email evidence presented at the last trial. The new jury would welcome seeing only three charges on the verdict sheet, he said, since "they'll be able to focus on fewer things," Ynigo said.

The defense may also look different this time. If prosecutors are able to build momentum, their opponents could opt for new strategies, such as allowing a defendant to take the stand. Defense lawyers for both executives said they

The firm in 2010 refinanced its debt with a $150 million private bond offering and a $100 million line of credit with banks. Prosecutors allege Dewey executives inflated the firm's net income to lenders at the time.

Disaffected partners began leaving Dewey in droves, leading to the firm's bankruptcy in 2012.

At the retrial, DiCarmine and Sanders could capitalize on Davis' absence by pinning blame for some of the firm's actions on him, said John Coffee, a Columbia Law School professor and securities law expert.

"They may imply that this is something Davis decided, not them," Coffee said. "Once he's no longer a co-defendant, you can try to shift blame to the absent person."

During the retrial, the defense may be asking the jury, "Why us?" echoed Charles Stillman, a white-collar criminal defense attorney and partner at Ballard Spahr.

In general, the defense has an advantage during any retrial, some attorneys said. The Dewey defendants and their lawyers have had more than a year to study the first trial and pour over testimony. "You now have the government's playbook," said Justin Shur, a former Manhattan prosecutor and now a criminal defense attorney at Molo Lamken.

Seward & Kissel partner Rita Glavin, who is representing DiCarmine since he dropped Bryan Cave partner Austin Campriello, said she has been closely reading the transcripts of the previous trial.

"They seem to be more of a constant companion with me than my dog," Glavin said. "My dog is very jealous of the transcripts these days."

The defense can also look for inconsistencies during testimony and pounce on witnesses for any discrepancies. "Defense counsel is just waiting and hoping to find some deviation," Coffee said.

MARATHON TRIAL

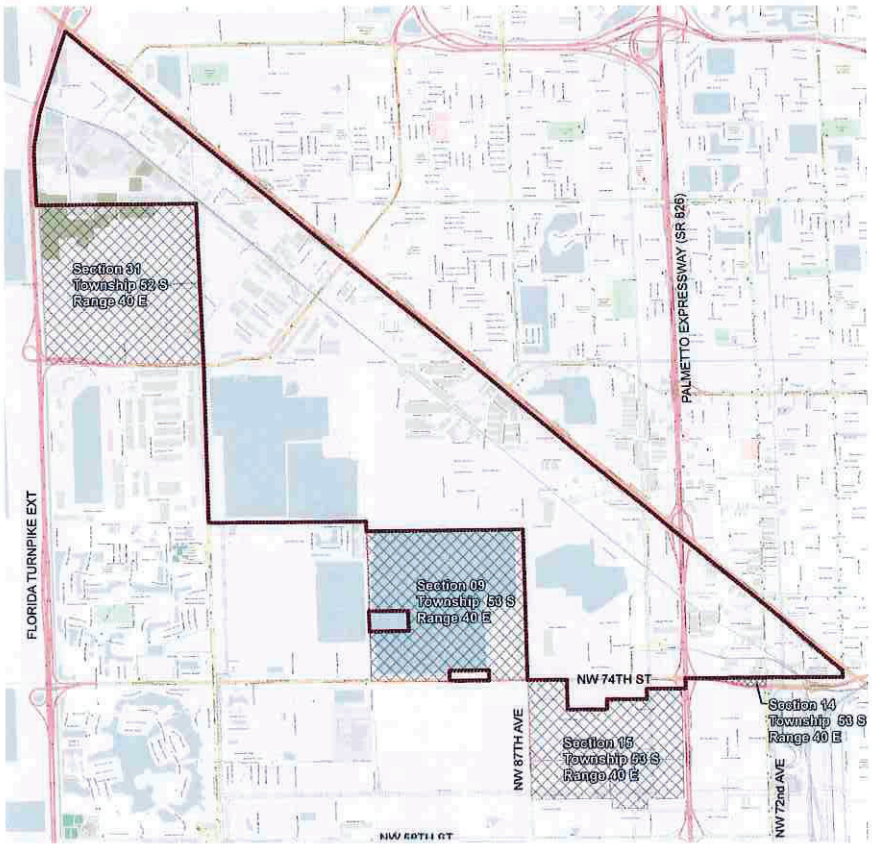
Another possible advantage for the defense? Another long trial, said the two former jurors, who believed the length of the trial—stretching nearly six months—hurt the prosecution's case in 2015.

Even with fewer charges, the retrial could take as long as the first or even longer, Manhattan Supreme Court Justice Robert Stolz said in court in November after hearing about new developments, such as lack of agreement between the parties on stipulations and the possibility of expert witnesses this time.

"Just speaking from personal experi-

TOWN OF MEDLEY
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ANNEXATION

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Information regarding the proposed annexation, including a written report, may be obtained from the office of the Town Clerk. The Town Clerk may be reached at (305) 887-9541 Ext. 112. Please refer to the proposed annexation when calling.

This notice has been mailed to all owners of record for addresses located within 600 feet of the subject property.

This Notice is dated at Medley, Miami-Dade County, Florida this 24th day of January, 2017.

Herlina Taboada, Town Clerk
Town of Medley

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
2220290310100	THE BREEZE CENTER CONDO UNIT 10 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888	ANNEX INVESTMENTS CORP	10601 NW 122ND ST # 10	MEDLEY	FL	33178
2220290310110	THE BREEZE CENTER CONDO UNIT 11 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888 COC 26087-0259 11 2007 1	TURBO SUPPLY INC	10601 NW 122ND ST # 11	MEDLEY	FL	33178
2220290310130	THE BREEZE CENTER CONDO UNIT 13 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888	LOYALTY TRADING INC	10601 NW 122ND ST # 13	MEDLEY	FL	33178
2220290310030	THE BREEZE CENTER CONDO UNIT 3 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888 COC 26221-3286 02 2008 1	TELEXPRESS COMMERCIAL CORP	10601 NW 122ND ST # 3	MEDLEY	FL	33178
2220290310050	THE BREEZE CENTER CONDO UNIT 5 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888	SANTO SERVICES SUPPLY LLC	10601 NW 122ND ST # 5	MEDLEY	FL	33178
2220290310060	THE BREEZE CENTER CONDO UNIT 6 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888	MARCOS DE LA TORRE	10601 NW 122ND ST # 6	MEDLEY	FL	33178
2220290010461	29 52 40 .057 AC M/L SUB OF PB 2-17-3 PORT OF TRACT 41 DESC BEG 15FTE & 15FTN OF SW COR OF SEC TH N 02 DEG W 64.76FT S 50 DEG E 102.12FT S 89 DEG W 76.35FT TO POB FAU 22-2029-001-0460 OR 17663-1554 0697 1	FLORIDA POWER & LIGHT CO		MEDLEY	FL	33178
2220290010470	29 52 40 .61 AC SUB OF PB 2-17-3 100 FT STRIP ACROSS TRACT 41 LOT SIZE IRREGULAR	FEC RAILWAY CO		MEDLEY	FL	33178
2220290310070	THE BREEZE CENTER CONDO UNIT 7 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888	RIVO ALTO MEDLEY HOLDINGS LLC	10601 NW 122ND ST # 7	MEDLEY	FL	33178
2220290240290	SEABREEZE INDUSTRIAL PARK 154-46 T-19833 LOT 16 BLK 2 LOT SIZE 67123 SQ FT FAU 22-2029-001-0480 OR 19593-4438 0401 1 COC 22720-3863 10 2004 1	SMART INVEST OF MIA LLC	12201 NW 107TH AVE	MEDLEY	FL	33178
2220290310001	LOT 2 BLK 1 AS DESC IN DECL OR 25456-0888 LOT SIZE 75938 SQ FT FAU 22 2029 030 0020	REFERENCE ONLY		MEDLEY	FL	33178
2220290310150	THE BREEZE CENTER CONDO UNIT 15 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888	SANTO SERVICES SUPPLY LLC	10601 NW 122ND ST # 15	MEDLEY	FL	33178
2220290310160	THE BREEZE CENTER CONDO UNIT 16 UNDIV 3.29% INT IN COMMON ELEMENTS OFF REC 25456-0888	FAST 305 SERVICES AND LOGISTICS	10601 NW 122ND ST # 16	MEDLEY	FL	33178
2220290310170	THE BREEZE CENTER CONDO UNIT 17 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888	F R IMPORT AND EXPORT INC	10601 NW 122ND ST # 17	MEDLEY	FL	33178
2220290310190	THE BREEZE CENTER CONDO UNIT 19 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888	ROMANA GROUP MANAGEMENT LLC	10601 NW 122ND ST # 19	MEDLEY	FL	33178
2220290310210	THE BREEZE CENTER CONDO UNIT 21 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888	RIVO ALTO MEDLEY HOLDINGS LLC	10601 NW 122ND ST # 21	MEDLEY	FL	33178
2220290310220	THE BREEZE CENTER CONDO UNIT 22 UNDIV 3.29% INT IN COMMON ELEMENTS OFF REC 25456-0888 COC 26087-0112 11 2007 1	TURBO SUPPLY INC	10601 NW 122ND ST	MEDLEY	FL	33178
2220290310230	THE BREEZE CENTER CONDO UNIT 23 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888 COC 26087-0257 11 2007 1	TURBO SUPPLY INC	10601 NW 122ND ST # 23	MEDLEY	FL	33178
2220290310280	THE BREEZE CENTER CONDO UNIT 28 UNDIV 3.48% INT IN COMMON ELEMENTS OFF REC 25456-0888 COC 26412-2267 05 2008 1	PRISTINE SERV OF S FLA INC	10601 NW 122ND ST # 28	MEDLEY	FL	33178
2220290310300	THE BREEZE CENTER CONDO UNIT 30 UNDIV 3.48% INT IN COMMON ELEMENTS OFF REC 25456-0888 COC 25550-2877 04 2007 1	JAVIER A & CARLOS J CARO BRACHO	10601 NW 122ND ST # 30	MEDLEY	FL	33178
2220300180030	LAKEVIEW CENTRE CONDO UNIT 3 UNDIV 4.2% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25526-4050 03 2007 1	JUCSSA LLC	11395 NW 122ND ST # 3	MEDLEY	FL	33178
2220300160060	DESC BEG 97.95FTW & 43.92FTN OF SE COR OF SEC TH S 85 DEG W 58.87FT S 89 DEG W 132.12FT NELY AD 244.53FT S 50 DEG E 52.16FT S 02 DEG E 22.60FT SWLY	TOWN OF MEDLEY	10701 NW 122ND ST	MEDLEY	FL	33178
2220300160061	97.95FTW & 43.92FTN OF SE COR OF SEC TH S 85 DEG W 58.87FT S 89 DEG W 132.12FT NELY AD 244.53FT S 50 DEG E 52.16FT S 02 DEG E 22.60FT SWLY AD	TOWN OF MEDLEY		MEDLEY	FL	33178
2220300160070	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOTS 5 & 6 BLK 2 LOT SIZE 106451 SQ FT FAU 22 2030 001 0131 OR 24559-4696 0506 1	SUNBEAM DEVELOPMENT CORPORATION	10760 NW 123RD ST	MEDLEY	FL	33178
2220300160090	54014 SQ FT FAU 22 2030 001 0131 OR 23468-2047 06 2005 1 COC 23889-1533 10 2005 1	ENVIDO LLC	12210 NW 108TH AVE	MEDLEY	FL	33178
2220300160260	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 7 BLK 4 LOT SIZE 53417 SQ FT FAU 22 2030 001 0131 COC 22933-1955 12 2004 2	IIT MIAMI DC III LAND LLC		MEDLEY	FL	33178
2220300160270	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 8 BLK 4 LOT SIZE 35157 SQ FT FAU 22 2030 001 0131 COC 25704-0316 06 2007 1	IGLESIAS ENTERPRISE GROUP LLC	10957 NW 123RD ST	MEDLEY	FL	33178
2220300160280	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 9 BLK 4 LOT SIZE 35385 SQ FT FAU 22 2030 001 0131 COC 22847-3433 11 2004 1	DI MAGGIO TIRES INC	11001 NW 123RD ST	MEDLEY	FL	33178
2220300160290	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 10 BLK 4 LOT SIZE 30336 SQ FT FAU 22 2030 001 0131 COC 22826-0802 11 2004 2	IIT MIAMI DC IV LLC		MEDLEY	FL	33178

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Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
2220300160300	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 11 BLK 4 LOT SIZE 30176 SQ FT FAU 22 2030 001 0131 COC 22626-0802 11 2004 2	IIT MIAMI DC IV LLC		MEDLEY	FL	33178
2220300160310	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 12 BLK 4 LOT SIZE 32690 SQ FT FAU 22 2030 001 0131 COC 22626-0802 11 2004 2	IIT MIAMI DC IV LLC		MEDLEY	FL	33178
2220300160320	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 13 BLK 4 LOT SIZE 41254 SQ FT FAU 22 2030 001 0131 COC 22626-0693 11 2004 2	MPVS PROPERTIES INC		MEDLEY	FL	33178
2220300160330	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 14 BLK 4 LOT SIZE 41119 SQ FT FAU 22 2030 001 0131 COC 22626-0693 11 2004 2	MPVS PROPERTIES INC		MEDLEY	FL	33178
2220300160340	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 1 BLK 5 LOT SIZE 59277 SQ FT FAU 22 2030 001 0131 COC 24785-4578 07 2006 2	CPS GLOBAL INVESTMENTS LLC		MEDLEY	FL	33178
2220300160350	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 2 BLK 5 LOT SIZE 59277 SQ FT FAU 22 2030 001 0131 COC 24785-4578 07 2006 2	CPS GLOBAL INVESTMENTS LLC		MEDLEY	FL	33178
2220300160360	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 5 BLK 5 LOT SIZE 53190 SQ FT FAU 22 2030 001 0131 COC 26326-3591 01 2008 1	CAME ENTERPRISES USA INC	11345 NW 122ND ST	MEDLEY	FL	33178
2220300160390	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 6 BLK 5 LOT SIZE 58742 SQ FT FAU 22 2030 001 0131 COC 25718-2693 06 2007 1	MITRA LLC		MEDLEY	FL	33178
2220300160400	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 7 BLK 5 LOT SIZE 59291 SQ FT FAU 22 2030 001 0131 COC 26096-3663 12 2007 2	DUNMAS HOLDINGS INC		MEDLEY	FL	33178
2220300160410	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 8 BLK 5 LOT SIZE 59291 SQ FT FAU 22 2030 001 0131 COC 26096-3663 12 2007 2	DUNMAS HOLDINGS INC		MEDLEY	FL	33178
2220300160410	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 8 BLK 5 LOT SIZE 59291 SQ FT FAU 22 2030 001 0131 COC 26096-3663 12 2007 2	DUNMAS HOLDINGS INC		MEDLEY	FL	33178
2220300160420	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 9 BLK 5 LOT SIZE 59098 SQ FT FAU 22 2030 001 0131 COC 26096-3663 12 2007 2	DUNMAS HOLDINGS INC	11305 NW 122ND ST	MEDLEY	FL	33178
2220300160420	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 9 BLK 5 LOT SIZE 59098 SQ FT FAU 22 2030 001 0131 COC 26096-3663 12 2007 2	DUNMAS HOLDINGS INC	11305 NW 122ND ST	MEDLEY	FL	33178
2220300160420	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 T-21608 LOT 9 BLK 5 LOT SIZE 59098 SQ FT FAU 22 2030 001 0131 COC 26096-3663 12 2007 2	DUNMAS HOLDINGS INC	11305 NW 122ND ST	MEDLEY	FL	33178
2220300160490	PAN AMERICAN NORTH BUSINESS PK PB 162-51 T-21608 A PORT OF LOT 1 BLK 6 DESC AS FOLLOWS BEG 916.18FTS OF NW COR OF LOT 1 BLK 6 TH N 86 DEG E 297.26FT SELY AD 142.36FT N 89 DEG E 607.62FT NWLY AD 45.85FT S 02 DEG E 253.55FT S 89 DEG W 954.86FT N02 DEG W 219.97FT S 37 DEG W 109.33FT N03 DEG W 221.36FT TO POB LOT SIZE 303486 SQFT F/A/U 22-2030-016-0490 OR 24094-0716 1205 6	LIT INDUSTRIAL LIMITED	11500 NW 123RD ST	MEDLEY	FL	33178
2220300170001	BANYAN CORPORATE CENTER CONDO PAN AMERICAN NORTH BUSINESS PARK PB 162-51 LOTS 1 THRU 10 BLK 3 AS DESC IN DECL OR 24390 3674 LOT SIZE 491020 SQ FT FAU 22 2030 016 0100	REFERENCE ONLY		MEDLEY	FL	33178
2220300170010	BANYAN CORPORATE CENTER CONDO UNITS 1 2 & 3 UNDIV 2.787% & 2.787% & 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 OR 24580-4235 0506 1	PUINARE CORP	11199 NW 122ND ST	MEDLEY	FL	33178
2220300170040	BANYAN CORPORATE CENTER CONDO UNIT 4 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 24580-4237 05 2006 1	JORGE V CATALDO RIVAS	11159 NW 122ND ST # 4	MEDLEY	FL	33178
2220300170050	BANYAN CORPORATE CENTER CONDO UNIT 5 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 OR 24499-2447 0406 1	RAVA GROUP PROPERTIES II LLC	11149 NW 122ND ST # 5	MEDLEY	FL	33178
2220300170060	BANYAN CORPORATE CENTER CONDO UNIT 6 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 OR 24499-2447 04 2006 1	LATINOAMERICANA DE SERVICIOS	11139 NW 122ND ST # 6	MEDLEY	FL	33178
2220300170070	BANYAN CORPORATE CENTER CONDO UNIT 7 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 24447-1529 04 2006 1	SEVILLANA IMPORTS INC	11129 NW 122ND ST # 7	MEDLEY	FL	33178
2220300170090	BANYAN CORPORATE CENTER CONDO UNIT 9 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 24418-0369 04 2006 2	CARLOS ANDRES CASANAS JTRS	11109 NW 122ND ST # 9	MEDLEY	FL	33178
2220300170100	BANYAN CORPORATE CENTER CONDO UNIT 10 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 24418-0369 04 2006 2	CARLOS ANDRES CASANAS JTRS	11087 NW 122ND ST # 10	MEDLEY	FL	33178
2220300170130	BANYAN CORPORATE CENTER CONDO UNIT 13 UNDIV 2.705% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 24502-0993 05 2006 1	COLINEAL INTERNATIONAL	11057 NW 122ND ST # 13	MEDLEY	FL	33178
2220300170150	BANYAN CORPORATE CENTER CONDO UNITS 15 & 16 UNDIV 2.787% & 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 OR 24499-2787 0406 1	VIRO ENTERPRISES LLC	11037 NW 122ND ST # 15	MEDLEY	FL	33178
2220300170170	BANYAN CORPORATE CENTER CONDO UNIT 17 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 26080-0833 10 2007 1	VIRO ENTERPRISES LLC	11017 NW 122ND ST # 17	MEDLEY	FL	33178
2220300170180	BANYAN CORPORATE CENTER CONDO UNIT 18 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 24533-2150 05 2006 1	JOSE W RICCI	11007 NW 122ND ST # 18	MEDLEY	FL	33178
2220300170190	BANYAN CORPORATE CENTER CONDO UNITS 19 & 20 UNDIV 2.787% & 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 OR 24511-1312 0606 1 & OR 24502-0925 0506 1	HNL PROPERTIES LLC	10993 NW 122ND ST # 19	MEDLEY	FL	33178

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Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
2220300170210	BANYAN CORPORATE CENTER CONDO UNIT 21 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 24533-1877 04 2006 2	RREALTY LLC	10973 NW 122ND ST # 21	MEDLEY	FL	33178
2220300170220	BANYAN CORPORATE CENTER CONDO UNIT 22 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 24533-1877 04 2006 2	RREALTY LLC	10963 NW 122ND ST	MEDLEY	FL	33178
2220300170230	BANYAN CORPORATE CENTER CONDO UNITS 23 24 25 & 26 UNDIV 2.787% 2.705% 2.705%&2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 OR 24511-1159 0506 1	TIFF & RON LLC	10953 NW 122ND ST # 23	MEDLEY	FL	33178
2220300170270	BANYAN CORPORATE CENTER CONDO UNITS 27 & 28 UNDIV 2.787% & 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 OR 24511-1554 0506 1	MSPC HOLDING GROUP INC	10903 NW 122ND ST # 27	MEDLEY	FL	33178
2220300170300	BANYAN CORPORATE CENTER CONDO UNIT 30 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 24469-4041 04 2006 1	GUSTAVO PEREZ &	10871 NW 122ND ST # 30	MEDLEY	FL	33178
2220300170310	BANYAN CORPORATE CENTER CONDO UNITS 31 & 32 UNDIV 2.787% & 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 OR 24575-4941 0406 1	ARTHEX MEDICAL INC	10851 NW 122ND ST # 31	MEDLEY	FL	33178
2220300170330	BANYAN CORPORATE CENTER CONDO UNIT 33 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 24832-3112 08 2006 1	JIT WAREHOUSES LLC	10831 NW 122ND ST # 33	MEDLEY	FL	33178
2220300170340	BANYAN CORPORATE CENTER CONDO UNIT 34 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 24626-2914 04 2006 1	TDL HOLDINGS LLC	10821 NW 122ND ST # 34	MEDLEY	FL	33178
2220300170350	BANYAN CORPORATE CENTER CONDO UNITS 35 & 36 UNDIV 2.787% & 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 OR 24786-2383 0706 1	NJG ENTERPRISE LLC	10811 NW 122ND ST # 35	MEDLEY	FL	33178
2220300180001	LAKEVIEW CENTRE CONDO PAN AMERICAN NORTH BUSINESS PK PB 162-51 LOTS 3 & 4 BLK 5 AS DESC IN DECL OR 25824-1149 LOT SIZE 118554 SQ FT FAU 22 2030 016 0370	REFERENCE ONLY		MEDLEY	FL	33178
2220300180010	LAKEVIEW CENTRE CONDO UNIT 1 UNDIV 5.2% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25368-1675 01 2007 1	SURENTAL 2 LLC	11399 NW 122ND ST	MEDLEY	FL	33178
2220300180020	LAKEVIEW CENTRE CONDO UNIT 2 UNDIV 5.1% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25368-1416 01 2007 1	SURENTAL 2 LLC	11397 NW 122ND ST	MEDLEY	FL	33178
2220300180040	LAKEVIEW CENTRE CONDO UNIT 4 UNDIV 4.2% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25368-2712 01 2007 1	CARDINAL COMMERCIAL	11393 NW 122ND ST # 4	MEDLEY	FL	33178
2220300180050	LAKEVIEW CENTRE CONDO UNIT 5 UNDIV 4.2% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25367-3765 01 2007 1	LAKEVIEW WAREHOUSES LLC	11391 NW 122ND ST # 5	MEDLEY	FL	33178
2220300180080	LAKEVIEW CENTRE CONDO UNIT 8 UNDIV 4.2% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25466-4516 03 2007 1	ATLANTIC EXPORT GROUP LLC	11385 NW 122ND ST # 8	MEDLEY	FL	33178
2220300180090	LAKEVIEW CENTRE CONDO UNIT 9 UNDIV 4.2% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25319-0433 01 2007 1	K L MCCAUL CONSTRUCTION INC	11383 NW 122ND ST # 9	MEDLEY	FL	33178
2220300180100	LAKEVIEW CENTRE CONDO UNIT 10 UNDIV 5.1% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25368-1780 01 2007 2	JGR HOLDINGS AND INVESTMENT LLC	11381 NW 122ND ST # 10	MEDLEY	FL	33178
2220300180120	LAKEVIEW CENTRE CONDO UNIT 12 UNDIV 5.2% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25719-1119 05 2007 1	TREBOL HOLDINGS LLC	11421 NW 122ND ST	MEDLEY	FL	33178
2220300180130	LAKEVIEW CENTRE CONDO UNIT 13 UNDIV 5.1% INT IN COMMON ELEMENTS OFF REC 25284-1149	GOLDEN SEED LLC	11419 NW 122ND ST # 13	MEDLEY	FL	33178
2220300180140	LAKEVIEW CENTRE CONDO UNIT 14 UNDIV 4.2% INT IN COMMON ELEMENTS OFF REC 25284-1149	AN & LU GROUP LLC	11417 NW 122ND ST # 14	MEDLEY	FL	33178
2220300180150	LAKEVIEW CENTRE CONDO UNIT 15 UNDIV 4.2% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25901-0195 08 2007 1	CORP HOSPITALARIA DEL ZULIA LLC	11415 NW 122ND ST # 15	MEDLEY	FL	33178
2220300180160	LAKEVIEW CENTRE CONDO UNIT 16 UNDIV 4.2% INT IN COMMON ELEMENTS OFF REC 25284-1149	JUANTOR HOLDINGS CORP	11413 NW 122ND ST # 16	MEDLEY	FL	33178
2220300180170	LAKEVIEW CENTRE CONDO UNIT 17 UNDIV 4.3% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 26058-2489 11 2007 1	NORTON INDUSTRIES LLC	11411 NW 122ND ST # 17	MEDLEY	FL	33178
2220300180180	LAKEVIEW CENTRE CONDO UNIT 18 UNDIV 4.2% INT IN COMMON ELEMENTS OFF REC 25284-1149	GALYSOL CORPORATION	11409 NW 122ND ST # 18	MEDLEY	FL	33178
2220300180190	LAKEVIEW CENTRE CONDO UNIT 19 UNDIV 4.2% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25976-1129 09 2007 2	FEN DENTAL MFG INC	11407 NW 122ND ST # 19	MEDLEY	FL	33178
2220300180200	LAKEVIEW CENTRE CONDO UNIT 20 UNDIV 4.2% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25976-1129 09 2007 2	FEN DENTAL MFG INC	11405 NW 122ND ST # 20	MEDLEY	FL	33178
2220300180210	LAKEVIEW CENTRE CONDO UNIT 21 UNDIV 5.1% INT IN COMMON ELEMENTS OFF REC 25284-1149	NORTON INDUSTRIES LLC	11403 NW 122ND ST # 21	MEDLEY	FL	33178
2220300180220	LAKEVIEW CENTRE CONDO UNIT 22 UNDIV 5.2% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25991-1161 10 2007 1	ARYUNA & SAI FLORIDA INC	11401 NW 122ND ST	MEDLEY	FL	33178
2220320040260	32-52-40 36.91 AC M/L SANDERSON GDNS PB 45-5 PORT OF TRS 33 THRU 35 BEG 35FT E & 205.02FT S OF NW COR OF SEC S 50 DEG E716.13FT S512FT S 50 DEG E591.80FT N 51 DEG E47FT S 39 DEG E139.94FT NELY 17.48FT S 50 DEG E156.25FT S 51 DEG W1210.70FT SWLY AD 243.53FT N2387.60FT TO POB OR 15458-3584 0392 2 (2)	CORESLAB STRUCTURES INC	11501 NW 107TH AVE	MEDLEY	FL	33178

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Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
2220320040290	32 52 40 30.674 AC M/L SANDERSON GDNS PB 45-5 PORT OF TRS 27 THRU 35 & TRS 37 THRU 38 DESC BEG 676.51FTSWLY & 185.29FTNWLY OF X OF SELY/L OF TR 26 & SWLY/L FEC RR TH N 44 DEG W 595.86FT S 51 DEG W 1200.33FT SWLY A/D 253.76FT SELY & SWLY A/D 1120FT N 39 DEG E 1844FT NE70.35FT TO POB LESS SWLY70FT FOR R/W OR 12371-182 1284 5	TARMAC FLORIDA INC	11000 NW 121ST WAY	MEDLEY	FL	33178
2220320040350	32 52 40 9.71 AC M/L SANDERSON GARDENS PB 45-5 PORT OF TRS 36-37-38 & 39 DESC- BEG NW COR TR 36 S ALG W/L OF SD TR 36 2013.66FT M/L TO A PT 166.80FT N OF SW COR NLY & NELY AD 550.28FT N 25 DEG E115.50FT NELY AD 505.95FT N 39 DEG E 453.04FT N 50 DEG W ALG NLY/L OF TRS 36-37-38 & 39 847.92FT M/L TO POB LESS BEG SELY COR TR 26 NWLY 440FT M/L SELY & SWLY AD 614.21FT NELY 453.04FT TO POB OR 13602-2422 0288 5	TARMAC ROADSTONE INC		MEDLEY	FL	33178
2220290300010	COLOMBANO AT SEABREEZE PB 163-052 T-21869 LOT 1 BLK 1 LOT SIZE 75930 SQ FT FAU 22 2029 024 0260 0270 & 0280 OR 21642-1628 112003 2 (2) COC 23563-3858 07 2005 1	SMART INVESTMENTS OF OF MIAMI LLC		MEDLEY	FL	33178
2220290310200	THE BREEZE CENTER CONDO UNIT 20 UNDIV 3.29% INT IN COMMON ELEMENTS OFF REC 25456-0888	ISUPPLIES PLUS LLC	10601 NW 122ND ST # 20	MEDLEY	FL	33178
2220300160540	PAN AMERICAN NORTH BUSINESS PARK PB 162-51 PORT LOT 1 BLK 6 DESC BEG 756.18FTS OF NW COR LOT 1 TH N 86 DEG E 298.20FT S 03 DEG E 150.29FT SELY AD 9.72FT S 86 DEG W 297.26FT N 03 DEG W 160FT TO POB PER W/P #22393 LOT SIZE 47601 SQ FT FAU 22 2030 016 0430 OR 24291-1698 0206 6	MAGIC TRANSPORT INC	12300 NW 116TH AVE	MEDLEY	FL	33178
3020310010010	31 52 40 243.8176 AC M/L SUB OF PB 2-17-3 ALL OF SEC LESS PORT OF TRS 1 THRU 8 DESC BEG NE COR OF SEC TH W1352.43FT S450FT E686.31FT S2154.20FT E586.68FT NELY140FT M/L N2639.70FT TO POB & LESS PORT OF 49 THRU 64 DESC BEG SE COR OF SEC TH N2709.25FT S 62 DEG W 340FT M/L WLY543.92FT S 74 DEG W 240.50FT SW322.78FT WLY85.16FT S243.58FT N 69 DEG W 383.26FT S176FT S 61 DEG E 297.10FT S1835.40FT E1517.78FT TO POB & LESS PORT OF TRS 2 & 15 THRU 18 & 25 THRU 32 DESC BEG NW COR OF SEC TH E3926.84FT S400.28FT W1287.64FT N30.02FT W1964.31FT S2215.98FT W675.41FT N2485.8FT TO POB & LESS PORT OF TRS 34 THRU 47 & 57 & 58 DESC BEG SW COR OF SEC TH N2285.66FT E1350.93FT S1736.16FT E1449.69FT S550.40FT W2800.74FT TO POB & LESS PORT DESC AS BEG 3926.84FTE & 400.28FTS OF NW COR OF SEC 31 FOR POB TH CONT S 02 DEG E 714.73FT S 89 DEG W 2336.17FT S 02 DEG E 701.11FT S 89 DEG W 913.64FT M/L N 02 DEG E 1414.87FT M/L N 89 DEG E 1964.31FT M/L N 02 DEG E 30.02FT N 89 DEG E 1287.64FT M/L TO POB & LESS PORT OF TR 33 THRU 39 47 48 58 & 59 DESC BEG 2285.66FTN & 50.07FTE OF SW COR OF SEC TH N143.10FT E1464.97FT S1011.26FT E321.11FT S663.58FT E964.43FT S204.48FT W1449.69FT N1736.16FT W1300.86FT TO POB OR 12371-182 1284 4	TARMAC FLA INC	11000 NW 121ST WAY	MEDLEY	FL	33178
3020310010040	31 52 40 10.628 AC M/L SUB OF PB 2-17-3 PORT OF TRS 2 & 15 THRU 18 & 25 THRU 32 DESC BEG NW COR OF SEC TH E3926.84FT S400.28FT W1287.64FT N30.02FT W1964.31FT S2115.98FT W675.41FT N2485.8FT TO POB & LESS PORT OF SEC 31 DESC AS BEG 2639.63FTE OF NW COR OF SEC 31 TH CONT N 89 DEG E 1287.23FT S 02 DEG E 400.28FT S 89 DEG W 1287.64FT N30.02FT S 89 DEG W 1964.31FT S 02 DEG E 1414.87FT M/L S 89 DEG W 675.41FT M/L N 02 DEG W 1815.01FT M/L TO POB	TARMAC FLORIDA INC	11000 NW 121ST WAY	MEDLEY	FL	33178
3020310010080	31 52 40 84.95 AC M/L SUB OF PB 2-17-3 PORT OF TRS 8 & 49 THRU 64 DESC BEG SE COR OF SEC TH N2709.25FT S 62 DEG W340FT M/L WLY543.92FT S 74 DEG W 240.50FT SW322.76FT WLY85.16FT S243.58FT N 69 DEG W 383.26FT S176FT S 61 DEG E 297.10FT S1835.40FT E1517.78FT TO POB LESS S330FT OF N1830FT OF W330FT OF E370FT OF SE1/4 & LESS W40FT THEREOF & LESS BEG 1830FTS & 40 FTW OF NE COR OF SE1/4 OF SEC CONT WLY 330FT SLY 300FT ELY 330FT NLY 300FT TO POB AKA CEMENT PLANT OR 13602-2422 0288 5	TARMAC FLORIDA INC	11200 NW 107TH AVE	MIAMI	FL	33178
3020310010082	31 52 40 2.27 AC M/L SUB OF PB 2-17-3 BEG 1830FTS & 40FTW OF NE COR OF SE1/4 OF SEC CONT WLY 330FT SLY 300FT ELY 300FT NLY 300FT TO POB LOT SIZE 99000 SQ FT F/A/U 30 2031 001 0080	FLORIDA POWER & LIGHT CO			FL	33178
3020310010540	31 52 40 1.21 AC M/L SUB OF PB 2-17-3 E40FT OF TRS 52-53-54 & 55 LOT SIZE IRREGULAR	MIAMI-DADE COUNTY			FL	33178
3020310020010	MIAMI INTERNATIONAL TRADEPORT PB 169-092 T-23200 TR A (STORM WATER MGMT AREA) LOT SIZE 1234736 SQ FT M/L FAU 30 2031 001 0012	LIBERTY PROPERTY LTD PARTNERSHIP			FL	
3020310020020	MIAMI INTERNATIONAL TRADEPORT PB 169-092 T-23200 TR B LOT SIZE 685960 SQ FT M/L FAU 30 2031 001 0012	LIBERTY PROPERTY LTD PARTNERSHIP	11450 NW 122ND ST	MIAMI	FL	33178
3020310020030	MIAMI INTERNATIONAL TRADEPORT PB 169-092 T-23200 TR C LOT SIZE 1355404 SQ FT M/L FAU 30 2031 001 0012	LIBERTY PROPERTY LTD PARTNERSHIP	11150 NW 122ND ST	MIAMI	FL	33178
3020310020040	MIAMI INTERNATIONAL TRADEPORT PB 169-092 T-23200 TR D LOT SIZE 1915481 SQ FT M/L FAU 30 2031 001 0012	LIBERTY PROPERTY LTD PARTNERSHIP			FL	

EXHIBIT 6

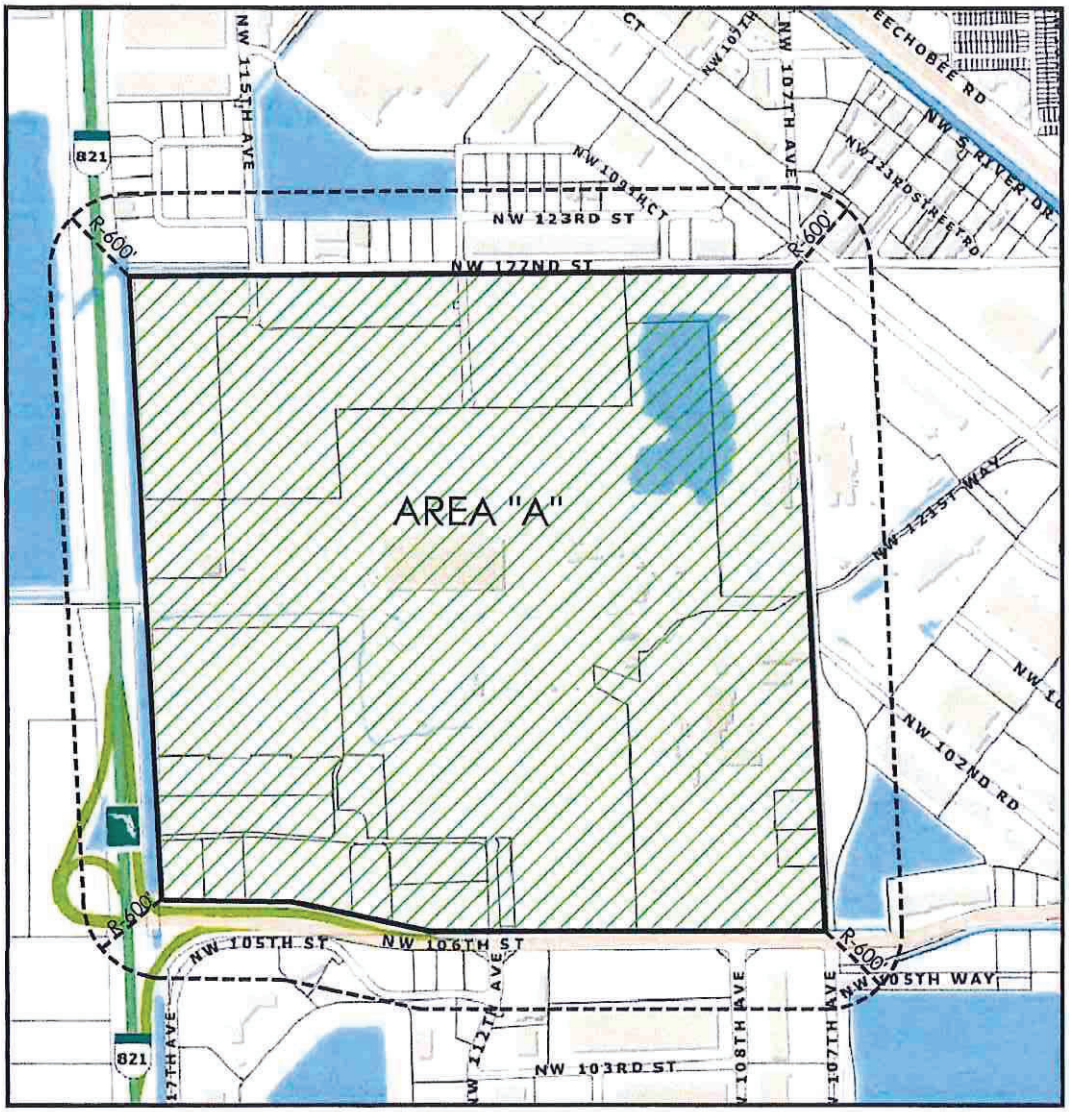
Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3020310020050	MIAMI INTERNATIONAL TRADEPORT PB 169-092 T-23200 TR E (PUMP STATION) LOT SIZE 2025 SQ FT M/L FAU 30 2031 001 0012	TOWN OF MEDLEY			FL	
3029360000030	36 52 39 14.109 AC BEG 416.23FTW & 10FTN OF SE COR OF SEC TH W600FT N1710FT E520FT TO WLY R/W/L OF SR 821 S TO POB LESS DESC COMM NE COR OF SEC TH S 2 DEG E 1.42FT N 9 DEG E 61.20FT FOR POB TH S 89 DEG W 472.87FT N 0 DEG W 311.09FT N 7 DEG E 86.45FT N 14 DEG E 190.96FT N 19 DEG E 184.02FT N 23 DEG E 154.56FT N 27 DEG E 258.48FT NELY AD 361.22FT S 2 DEG E 401.09FT S 19 DEG E 104.40FT S 2 DEG E 909.90FT S 9 DEG W 63.86FT TO POB	TARMAC AMERICA LLC			FL	33178
3030060010150	GRAN PARK 3RD ADDN PB 149-9 T-18925 TR G LOT SIZE 4158 SQ FT F/A/U 30-3006-000-0010	SECTION 6 PROPERTY OWNERS ASSOC			FL	33178
3030060010160	GRAN PARK 3RD ADDN PB 149-9 T-18925 TR H LOT SIZE 4229 SQ FT F/A/U 30-3006-000-0010	SECTION 6 PROP OWNERS ASSN INC			FL	33178
3030060010180	GRAN PARK 3RD ADDN PB 149-9 T-18925 TR J LOT SIZE 4619 SQ FT F/A/U 30-3006-000-0010	SECTION 6 PROPERTY OWNERS ASSOC			FL	33178
3030060010190	GRAN PARK 3RD ADDN PB 149-9 T-18925 TR K LOT SIZE 4585 SQ FT F/A/U 30-3006-000-0010	SECTION 6 PROPERTY OWNERS ASSOC			FL	33178
3030060030010	BEACON STATION 1ST ADDN PB 155-79 T-20447 LOT 1 BLK 4 LOT SIZE 218760 SQ FT FAU 30-3006-001-0080 0090 & 0100 COC 26069-4479 26069-4486 1107 5	G & I VIII FLAGLER RETAIL LLC	10505 NW 112TH AVE	MEDLEY	FL	33178
3030060030020	BEACON STATION 1ST ADDN PB 155-79 T-20447 LOT 2 LESS S120FT BLK 4 LOT SIZE 569465 SQ FT FAU 30-3006-001-0080 0090 & 0100	FS BUILDING 32 LLC	10800 NW 106TH ST	MEDLEY	FL	33178
3030060060110	BEACON STATION 4TH ADDN PB 159-92 T-20875 LOT 1 BLK 10 LOT SIZE 151815 SQFT FAU 30-3006-000-0010	PFR INVESTMENTS LLC			FL	33178
3030060060120	BEACON STATION 4TH ADDN PB 159-92 T-20875 W177.38FT OF LOT 2 BLK 10 LOT SIZE 55262 SQFT FAU 30-3006-000-0010	PFR INVESTMENTS LLC			FL	33178
3030060060121	BEACON STATION 4TH ADDN PB 159-92 LOT 2 LESS W177.38FT & W32.18FT OF LOT 3 BLK 10 PER W/P #21857 LOT SIZE 65340 SQFT F/A/U 30 3006 006 0120	PFR INVESTMENTS LLC LLC			FL	33178
3030060070010	FLAGLER STATION HOTEL PB 165-34 T-22366 LOT 1 BLK 1 LOT SIZE 2.65 AC FAU 30 3006 006 0010 COC 24778-2562 07 2006 1	GFII DVI CARDEL FLG COURTYARD LLC	11580 NW 105TH ST	MEDLEY	FL	33178
3030060070020	FLAGLER STATION HOTEL PB 165-34 T-22366 LOT 2 BLK 1 LOT SIZE 2.58 AC FAU 30 3006 006 0010	DVI CARDEL FLAGLER RESIDENCE LLC			FL	33178
3020310010020	31 52 40 2.5 AC SUB OF PB 2-17-3 S330FT OF N1830FT OF W330FT OF E370FT OF SE1/4 OF SECTION LOT SIZE 108900 SQUARE FEET	FLORIDA POWER & LIGHT CO	10800 NW 107TH AVE	MIAMI	FL	33178
2220290310010	THE BREEZE CENTER CONDO UNIT 1 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888	JOAO VIEIRA	10601 NW 122ND ST	MEDLEY	FL	33178
2220290310140	THE BREEZE CENTER CONDO UNIT 14 UNDIV 3.29% INT IN COMMON ELEMENTS OFF REC 25456-0888	OEM TRADING SUPPLY LLC	10601 NW 122ND ST # 14	MEDLEY	FL	33178
2220290310290	THE BREEZE CENTER CONDO UNIT 29 UNDIV 3.48% INT IN COMMON ELEMENTS OFF REC 25456-0888 COC 25472-4932 03 2007 1	CARMEN MOYA	10601 NW 122ND ST # 29	MEDLEY	FL	33178
2220290310090	THE BREEZE CENTER CONDO UNIT 9 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888	RIVO ALTO MEDLEY HOLDINGS LLC	10601 NW 122ND ST # 9	MEDLEY	FL	33178
2220290310240	THE BREEZE CENTER CONDO UNIT 24 UNDIV 3.29% INT IN COMMON ELEMENTS OFF REC 25456-0888	INGENIOUS LLC	10601 NW 122ND ST # 24	MEDLEY	FL	33178
2220290310250	THE BREEZE CENTER CONDO UNIT 25 UNDIV 3.48% INT IN COMMON ELEMENTS OFF REC 25456-0888	FRAY HUMM AEROSPACE CORP	10601 NW 122ND ST # 25	MEDLEY	FL	33178
2220300170110	BANYAN CORPORATE CENTER CONDO UNITS 11 & 12 UNDIV 2.787% & 2.705% INT IN COMMON ELEMENTS OFF REC 24390-3674 OR 24451-1975 & 1973 0406 1	YUNGDA INC	11077 NW 122ND ST # 11	MEDLEY	FL	33178
2220300170290	BANYAN CORPORATE CENTER CONDO UNIT 29 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 24490-4980 04 2006 1	MAXDU PROPERTIES LLC	10881 NW 122ND ST # 29	MEDLEY	FL	33178
2220300180060	LAKEVIEW CENTRE CONDO UNIT 6 UNDIV 4.3% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25367-3842 01 2007 1	LAKEVIEW WAREHOUSES LLC	11389 NW 122ND ST # 6	MEDLEY	FL	33178
2220300180070	LAKEVIEW CENTRE CONDO UNIT 7 UNDIV 4.2% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25467-0332 03 2007 1	ANDRES GARDEN SUPPLIES INC	11387 NW 122ND ST # 7	MEDLEY	FL	33178
2220290310080	THE BREEZE CENTER CONDO UNIT 8 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888	MEGARA SERVICES INC	10601 NW 122ND ST # 8	MEDLEY	FL	33178
2220290310120	THE BREEZE CENTER CONDO UNIT 12 UNDIV 3.30% INT IN COMMON ELEMENTS OFF REC 25456-0888	EMPREO INVEST INC	10601 NW 122ND ST # 12	MEDLEY	FL	33178
2220290310270	THE BREEZE CENTER CONDO UNIT 27 UNDIV 3.48% INT IN COMMON ELEMENTS OFF REC 25456-0888	GIOFRA INVESTMENT CORP	10601 NW 122ND ST # 27	MEDLEY	FL	33178
2220290310260	THE BREEZE CENTER CONDO UNIT 26 UNDIV 3.48% INT IN COMMON ELEMENTS OFF REC 25456-0888	GIOFRA INVESTMENT CORP	10601 NW 122ND ST # 26	MEDLEY	FL	33178
2220300180110	LAKEVIEW CENTRE CONDO UNIT 11 UNDIV 5.2% INT IN COMMON ELEMENTS OFF REC 25284-1149 COC 25368-1780 01 2007 2	JGR HOLDINGS AND INVESTMENT LLC	11379 NW 122ND ST # 11	MEDLEY	FL	33178
3030060060140	BEACON STATION 4TH ADDN PB 159-92 T-20875 TRACT D LOT SIZE 44704 SQ FT FAU 30-3006-000-0010	SECTION 6 PROP OWNERS ASSN INC			FL	33178

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3020310010050	31 52 40 93.229 AC M/L SUB OF 2-17-3 PORT OF TRS 34 THRU 47 & 57 & 58 DESC BEG SW COR OF SEC TH N2285.66FT E1350.93FT S1736.16FT E1449.69FT S550.40FT W2800.74FT TO POB LESS S55FT OF E700.74FT OF W2800.74FT & LESS W100FT OF S2285.66FT & LESS COMM NW COR OF SEC S4870.28FT N 87 DEG E 15FT FOR POB TH S 33 DEG E 141.55FT S 89 DEG E 123.61FT N 86 DEG E 293.16FT S 89 DEG E 154.63FT S 85 DEG E 300.01FT SELY AD 518.98FT S 73 DEG E 81FT SELY AD 634.35FT S 5 DEG W 22.39FT S 89 DEG W 2138.32FT N 2 DEG W 387.08FT TO POB THEREOF & PORT OF TR 33 THRU 39 47 48 58 & 59 DESC BEG 2285.66FTN & 50.07FTE OF SW COR OF SEC TH N143.10FT E1464.97FT S1011.26FT E321.11FT S663.58FT E964.43FT S204.48FT W1449.69FT N1736.16FT W1300.86FT TO POB & BEG 283.91FTN & 50.06FTE OF SW COR OF SEC 31 TH N 02 DEG W 2002.44FT N 89 DEG E 50.03FT S 02 DEG E 2003.14FT N 89 DEG W 50.06FT TO POB FAU 30 2031 001 0010	TOP SERVICES SYSTEMS CORP	11200 NW 107TH ST		FL	33178
2220300170140	BANYAN CORPORATE CENTER CONDO UNIT 14 UNDIV 2.787% INT IN COMMON ELEMENTS OFF REC 24390-3674 COC 24964-1604 09 2006 1	GPH 2014 LLC	11047 NW 122ND ST # 14	MEDLEY	FL	33178

SPIDER INTERNATIONAL
real estate services llc.

600' FEET RADIUS MAP



LEGAL DESCRIPTION:
All of Section 31, Township 52, Range 40 East.
Said land situate within Miami-Dade County, Florida.

GRAPHIC SCALE
250' 1000' 3000'
0 500' 2000' 4000'

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
2230030330010	LAKESIDE INDUSTRIAL PARK PB 154-8 T-20289 LOT 1 BLK 1 LOT SIZE 144809 SQ FT FAU 22-3003-001-0532 0540 0550 & 22-3010-000-0140 OR 20549-4313 0702 2 (3)	RIDGE MEDLEY PARTNERS I LLC	9101 NW 87TH AVE	MEDLEY	FL	33166
2230030330020	LAKESIDE INDUSTRIAL PARK PB 154-8 T-20289 LOT 2 BLK 1 LOT SIZE 141669 SQ FT FAU 22-3003-001-0532 0540 0550 & 22-3010-000-0140 OR 20549-4313 0702 2 (3)	RIDGE MEDLEY PARTNERS I LLC	9051 NW 87TH AVE	MEDLEY	FL	33166
2230030330030	LAKESIDE INDUSTRIAL PARK PB 154-8 T-20289 LOT 3 BLK 1 LOT SIZE 138420 SQ FT FAU 22-3003-001-0532 0540 0550 & 22-3010-000-0140 OR 20549-4313 0702 2 (3)	RIDGE MEDLEY PARTNERS I LLC	9001 NW 87TH AVE	MEDLEY	FL	33166
2230030330040	FAU 22-3003-001-0532 0540 0550 & 22-3010-000-0140 OR 18446-3494/18691-1830 0199 1	LAWSON INDUSTRIES INC	8401 NW 90TH ST	MEDLEY	FL	33166
2230040000010	89 DEG W 43.85FT N 00 DEG W 35FT FOR POB CONT N 00 DEG W 625.54FT S 89 DEG E 60FT S 00 DEG E 610.11FT SELY AD 16.05FT S 89 DEG W 64.98FT TO POB CLOSED	WASTE MANAGEMENT OF FLORIDA		MEDLEY	FL	33178
2230040010370	4 53 40 9.49 AC SUNNY GLADE FARMS PB 8-73 TRACT 17-C LESS E35FT TO CO LOT SIZE IRREGULAR OR 10084-906 0678 1 OR 10664-2492 0280 2 IRENE K LEEDS	WASTE MANAGEMENT INC		MEDLEY	FL	33178
2230040010380	4 53 40 4.16 AC SUNNY GLADE FARMS PB 8-73 E660.2FT OF TR 17-D LESS S40FT & LESS E35FT THEREOF OR 11549-2012 0962 6	WASTE MNGMT INC OF FLA		MEDLEY	FL	33178
2230040010381	4 53 40 4.78 AC SUNNY GLADE FARMS PB 8-73 TRACT 17-D LESS E660.2FT & 35FT OF NW 90 ST CLOSED PER RES C-571 OR 10664-2492 0280 2	WASTE MANAGEMENT INC		MEDLEY	FL	33178
2230040010390	4 53 40 8.90 AC SUNNY GLADE FARMS PB 8-73 TR 18-A LESS S40FT OR 11587-213 1082 6	WASTE MANAGEMENT INC OF FL		MEDLEY	FL	33178
2230040010400	4 53 40 5.45 AC SUNNY GLADE FARMS PB 8-73 S1/2 OF TRACT 18-B LOT SIZE IRREGULAR OR 10664-2492 0280 2	WASTE MANAGEMENT INC		MEDLEY	FL	33178
2230040010420	4 53 40 10.29 AC SUNNY GLADE FARMS PB 8-73 TR 18-C & 35FT OF NW 97 AVE LYG W & ADJ CLOSED PER R-C-601 SUBJECT TO CANAL EASEMENT OR 10664-2492 0280 2	WASTE MANAGEMENT INC		MEDLEY	FL	33178
2230040030024	4 53 40 11.709 M/L R/S OF SUNNY SLOPE GDNS PB 33-13 TR 2 LESS E660FT & N1/2 OF NW 91 ST LYG S & ADJ CLOSED PER R C 1021 OR 16173-5139 1293 3	WASTE MANAGEMENT INC	8801 NW 91ST ST	MEDLEY	FL	33178
2230040030031	4 53 40 6.11 AC M/L R/S OF SUNNY SLOPE GDNS PB 33-13 TR 3 LESS E385FT & S1/2 OF NW 91 ST LYG N & ADJ CLOSED PER R C 1021 OR 16173-5139 1293 3	WASTE MANAGEMENT INC		MEDLEY	FL	33178
2230040030040	4 53 40 6.262 AC R/S OF SUNNY SLOPE GARDENS PB 33-13 TRACT 4 LESS S15FT OR 14284-1354 0989 2	WASTE MANAGEMENT INC		MEDLEY	FL	33178
2230040150010	GRENLINOS SUB PB 153-23 T-18751 LOT 1 BLK 1 LOT SIZE 32565 SQ FT FAU 22-3004-003-0020	JORGE SEOANE (TR)	8721 NW 91ST ST	MEDLEY	FL	33178
2230040150020	GRENLINOS SUB PB 153-23 T-18751 LOT 2 BLK 1 LOT SIZE 32510 SQ FT FAU 22-3004-003-0020 & 0030	JORGE SEOANE (TR)	8719 NW 91ST ST	MEDLEY	FL	33178
2230090010020	LESS N & W35FT & LESS E50FT & LESS BEG 1546.49FTW & 35FTS OF NE COR OF SEC TH SWLY AD 343.53FT W3450.71FT N94.46FT SELY-ELY & NELY AD 38.71FT	WASTE MANAGEMENT INC		MEDLEY	FL	33178
2230090010021	35.01FT S 89 DEG W 50FT S 01 DEG E 181.30FT FOR POB CONT S14.55FT S 89 DEG W 1759.92FT NELY AD 82.24FT N 89 DEG E 1679.9FT TO POB FAU 22-3009-001-0020 OR	WASTE MANAGEMENT INC OF FLORIDA		MEDLEY	FL	33178
2230090010080	9 53 40 20 AC FLA FRUIT LAND CO SUB PB 2-17 TRS 46 & 47 LOT SIZE IRREGULAR OR 16153-1303 1193 2 (2)	GENERATION THREE INC		MEDLEY	FL	33178
2230090010120	9 53 40 7.873 AC FLA FRUIT LAND CO SUB PB 2-17 TRACT 57 LESS W35FT & LESS S63FT R/W LOT SIZE IRREGULAR OR 17275-4507 0796 6 COC 26393-2999 05 2008 4	F96 1 LLC		MEDLEY	FL	33178
2230100000020	N 01 DEG W 7.09FT S 45 DEG E 616.34FT S 01 DEG E 697.83FT S 54 DEG E 229.55FT S 87 DEG E 704.05FT S51 DEG E 151.71FT S 01 DEG W 141.59FT S 37 DEG E 104FT S 01	CARLOS C LOPEZ TR		MEDLEY	FL	33166
2230100000045	10 53 40 2.64 AC BEG 435FTN & 50FTE OF SW COR OF SEC CONT E872.18FT N130FT W872.66FT S130FT TO POB FAU 30-3010-000-0030 OR 17996-0182 1297 5	ACOSTA FAMILY LTD PRTNRSHP		MEDLEY	FL	33166
2230100000055	DEG W 720FT S 88 DEG W 488.46FT S 01 DEG E 701.39FT TO POB LESS W50FT FOR R/W F/A/U 30-3010-000-0050 OR 16418-1471 0694 1	CRE INVESTMENTS INC		MEDLEY	FL	33166
2230100040010	UNITED TRUCK AND BODY PB 138-55 LOT 1 LESS PORT LYG IN R/W BLK 1 LOT SIZE 111004 SQFT F/A/U 30 3010-004-0010 OR 17996-0178/0182 0198 4	ACOSTA FAMILY LTD PARTNERSHIP		MEDLEY	FL	33166
2230100040020	UNITED TRUCK AND BODY PB 138-55 LOTS 2 & 3 LESS R/W BLK 1 LOT SIZE 226861 SQFT F/A/U 30-3010-004-0020 OR 17996-0178/0182 0198 4	ACOSTA FAMILY LTD PARTNERSHIP	8505 NW 74TH ST	MEDLEY	FL	33166
2230100110020	MEDLEY LOGISTICS NORTH PB 170-066 T-23313 TR B LOT SIZE 503206 SQ FT M/L FAU 22 3010 000 0065	AIRPORT NORTH INDUSTRIAL INC	8501 NW 80TH ST		FL	
2230040150030	GRENLINOS SUB PB 153-23 T-18751 LOT 3 BLK 1 LOT SIZE 38403 SQ FT FAU 22-3004-003-0020 & 0030	JORGE SEOANE (TR)	8709 NW 91ST ST	MEDLEY	FL	33178
2230040150040	GRENLINOS SUB PB 153-23 T-18751 LOT 4 BLK 1 LOT SIZE 17237 SQ FT FAU 22-3004-003-0020 & 0030	JORGE SEOANE (TR)	8705 NW 91ST ST	MEDLEY	FL	33178
2230040150050	GRENLINOS SUB PB 153-23 T-18751 LOT 5 BLK 1 LOT SIZE 17075 SQ FT FAU 22-3004-003-0020 & 0030	JORGE SEOANE (TR)		MEDLEY	FL	33178

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
2230040150060	GRENLINOS SUB PB 153-23 T-18751 LOT 6 BLK 1 LOT SIZE 58699 SQ FT FAU 22-3004-003-0020 & 0030	JORGE SEOANE (TR)	9110 NW 87TH AVE	MEDLEY	FL	33178
2230040150070	GRENLINOS SUB PB 153-23 T-18751 LOTS 1 THRU 6 BLK 2 LOT SIZE 169702 SQ FT FAU 22-3004-003-0020 & 0030	JORGE SEOANE (TR)	8720 NW 91ST ST	MEDLEY	FL	33178
3030090010010	300.08FTW OF SE COR OF TR 56 CONT W1022.20FT TH N 01 DEG W 329.95FT N 77 DEG E 1038.56FT S 01 DEG E 538.71FT TO POB LESS PORT OF TR 56 DESC BEG	GENERATION THREE INC			FL	33178
3030090010030	& 58 THRU 64 LESS N230.8FT & LESS R/W & LESS BEG SE COR OF TR 56 TH N 01 DEG W 600FT S 77 DEG W 1343.45FT S 01 DEG E 330.04FT N 89 DEG E 1322.30FT TO	GENERATION THREE INC			FL	33178
3030090010031	BEG 230.86FTS OF NW COR OF SEC N 89 DEG E 3585.57FT SWLY AD 123.73FT S 89 DEG W 3466.15FT N 01 DEG W 30.01 TO POB F/A/U 30-3009-001-0030 OR 19325-4617	WASTE MANAGEMENT INC OF FL			FL	33178
3030090010040	9 53 40 2.713 AC FLA FRUIT LAND CO SUB PB 2-17 PORT OF TRS 55 & 56 BEG SE COR OF TR 56 TH N 01 DEG W 600FT S 77 DEG W 304.87FT S 01 DEG E 538.71FT N 89 DEG E 300.07FT TO POB LESS S75FT OF E299.99FT & LESS E50FT & LESS EXT AREA OF CURVE IN SE COR FOR R/W TR 56 FAU 30 3009 001 0010 OR 21237-4174 0503 1 COC 26393-3017 05 2008 4	F03 2 LLC			FL	33178
3030150010310	15 53 40 .67 AC M/L FLA FRUIT LAND CO SUB PB 2-17 N1/2 OF W264.49FT OF TR 32 LESS W40FT & LESS EXT AREA OF LESS A PORT DESC COMM NW COR OF SEC 15 TH N 89 DEG E 530.11FT S 00 DEG E 40FT TH S 01 DEG E 38.21FT N 89 DEG W 252.407FT M/L TO POB TH CONT N 89 DEG W 189.11FT SWLY AD 72.53FT N 01 DEG W 51.30FT NLY & NELY AD 39.87FT N 89 DEG E 210.12FT S 01 DEG E 33.98FT TO POB LOT SIZE 29027 SQ FT M/L	FRAXEDAS MANAGEMENT CORP			FL	33166
3030150010312	15 53 40 .85 AC FLA FRUIT LAND CO SUB PB 2-17 S1/2 OF W264.49FT OF TR 32 LESS W40FT FOR R/W LOT SIZE 37041 SQ FT OR 23949-2702 1105 5 (4)	FRAXEDAS MANAGEMENT CORP			FL	33166
3030150010313	15 53 40 1 AC FLA FRUIT LAND CO SUB PB 2-17 S1/2 OF E264.49FT OF W528.98FT OF TR 32 LOT SIZE 43606 SQ FT OR 23949-2702 1105 5 (4)	FRAXEDAS MANAGEMENT CORP			FL	33166
3030150010314	15 53 40 .7912 AC M/L FLA FRUIT LAND CO SUB PB 2-17 N1/2 OF E264.69FT OF W528.98FT OF TR 32 LESS PORT DESC COMM NW COR OF SEC 15 TH N 89 DEG E 530.11FT S 00 DEG E 40FT FOR POB TH S 01 DEG E 38.21FT TH N 89 DEG W 253.40FT N 01 DEG W 33.98FT N 89 DEG E 253.40FT TO POB LOT SIZE 34465 SQ FT M/L	FRAXEDAS MANAGMENT CORP			FL	33166
3030150010315	15 53 40 .79 AC FLA FRUIT LAND CO SUB PB 2-17 N1/2 OF E264.49FT OF W793.47FT OF TR 32 LESS PORT DESC BEG NW COR SEC 15 N 89 DEG E 530.11FT S 00 DEG E 40.00FT FOR POB N 89 DEG E 264.57FT S 01 DEG E 31.62FT N 89 W 1.83FT S 87 DEG W 207.96FT N 89 DEG W 54.74FT N 01 DEG W 38.21FT TO POB LOT SIZE 34083 SQ FT	LOPEZ ASSETS CORP			FL	33166
3030150010318	15 53 40 .4038 A/C M/L FLA FRUIT LAND CO SUB PB 2-17 N1/2 OF W11	ARK ENTERPRISES LLC			FL	33166
3030150530010	MOUNTAINVIEW NORTH PB 149-87 T-19289 TR A LOT SIZE 4.20 AC M/L F/A/U 30-3015-001-0311 OR 17054-2313 1295 1	WEST HILL CORP	8501 NW 72ND ST	MIAMI	FL	33166
3530080020070	DORAL BREEZE PB 169-048 T22889 LOT 7 BLK 1 LOT SIZE 6032 SQ FT FAU 353008 000 0047	ALEXANDRO ANTINUCCI SERRANO	9805 NW 89TH TER	DORAL	FL	33178
3530080021910	DORAL BREEZE PB 169-048 T-22889 LOT 1 BLK 17 LOT SIZE 1712 SQ FT FAU 35 3008 000 0047	JOSE L MARINAS FERNANDEZ	8735 NW 98TH AVE	DORAL	FL	33178
3530080021920	DORAL BREEZE PB 169-048 T-22889 LOT 2 BLK 17 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	OSMAN DE JESUS BRACHO GARCIA	8725 NW 98TH AVE	DORAL	FL	33178
3530080021650	DORAL BREEZE PB 169-048 T-22889 LOT 23 BLK 14 LOT SIZE 5365 SQ FT FAU 35 3008 000 0047	CLARISA CAROLINA A UZCATEGUI	9802 NW 86TH TER	DORAL	FL	33178
3530080021660	DORAL BREEZE PB 169-048 T-22889 LOT 1 BLK 15 LOT SIZE 5366 SQ FT FAU 35 3008 000 0047	FERNANDO MENDOZA RAUBER	9804 NW 87TH TER	DORAL	FL	33178
3530080021840	DORAL BREEZE PB 169-048 T-22889 LOT 19 BLK 15 LOT SIZE 5366 SQ FT FAU 35 3008 000 0047	FLORDADE LLC	9805 NW 86TH TER	DORAL	FL	33178
3530080021850	DORAL BREEZE PB 169-048 T-22889 LOT 1 BLK 16 LOT SIZE 1712 SQ FT FAU 35 3008 000 0047	VICTOR HUGO ALBORNOZ TORRES	8675 NW 98TH AVE	DORAL	FL	33178
3530080021860	DORAL BREEZE PB 169-048 T-22889 LOT 2 BLK 16 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	INVERSIONES VALMAUR CA CORP	8655 NW 98TH AVE	DORAL	FL	33178
3530080021880	DORAL BREEZE PB 169-048 T-22889 LOT 4 BLK 16 LOT SIZE 1430 SQ ST FAU 35 3008 000 0047	CAROLINA MEJIA	8635 NW 98TH AVE	DORAL	FL	33178
3530080021890	DORAL BREEZE PB 169-048 T-22889 LOT 5 BLK 16 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	MIGUEL ANGEL KHABBAZ	8625 NW 98TH AVE	DORAL	FL	33178
3530080021900	DORAL BREEZE PB 169-048 T-22889 LOT 6 BLK 16 LOT SIZE 1712 SQ FT FAU 35 3008 000 0047	PERLA ELENA ACOSTA FLORES	8615 NW 98TH AVE	DORAL	FL	33178
3530080021930	DORAL BREEZE PB 169-048 T-22889 LOT 3 BLK 17 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	INVERSIONES DOMINGUEZ & SILVA	8715 NW 98TH AVE	DORAL	FL	33178

EXHIBIT 6

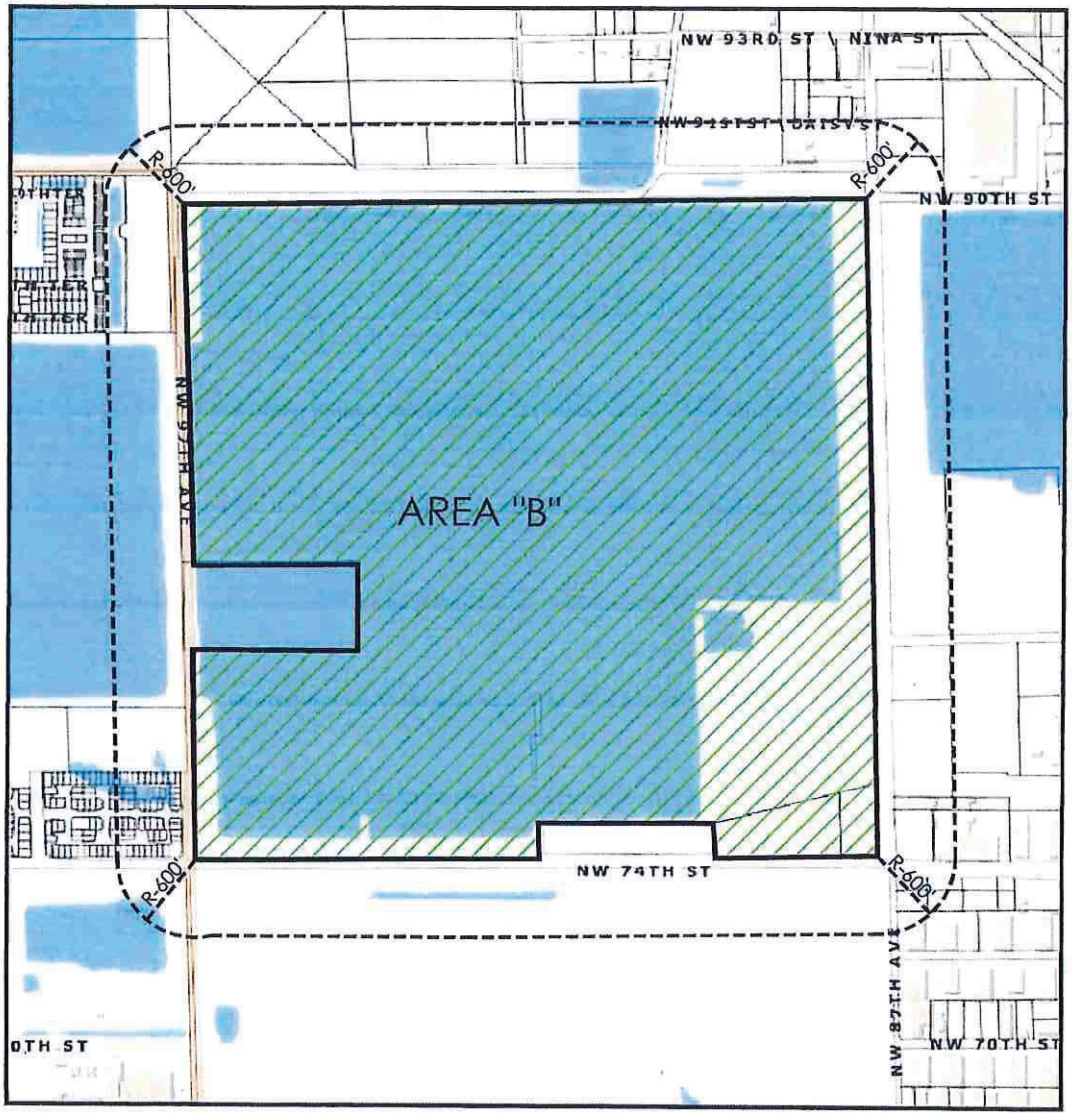
Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3530080021940	DORAL BREEZE PB 169-048 T-22889 LOT 4 BLK 17 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	JOSE F SERNANI TORTOSA	8695 NW 98TH AVE	DORAL	FL	33178
3530080021950	DORAL BREEZE PB 169-048 T-22889 LOT 5 BLK 17 LOT SIZE 1712 SQ FT FAU 35 3008 000 0047	FARMACIA BIOFARMA CA INC	8681 NW 98TH AVE	DORAL	FL	33178
3530080021960	DORAL BREEZE PB 169-048 T-22889 LOT LOT 1 BLK 18 LOT SIZE 1452 SQ FT FAU 35 3008 000 0047	8783 NW 98 AVENUE LLC	8783 NW 98TH AVE	DORAL	FL	33178
3530080021970	DORAL BREEZE PB 169-048 T-22889 LOT 2 BLK 18 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	PALERMO 2-18 CORP	8779 NW 98TH AVE	DORAL	FL	33178
3530080021980	DORAL BREEZE PB 169-048 T-22889 LOT 3 BLK 18 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	INVERCON DM CORP	8775 NW 98TH AVE	DORAL	FL	33178
3530080021990	DORAL BREEZE PB 169-048 T-22889 LOT 4 BLK 18 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	RIAL BAY CORP	8763 NW 98TH AVE	DORAL	FL	33178
3530080022000	DORAL BREEZE PB 169-048 T-22889 LOT 5 BLK 18 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	GOLD CIRCLE BAY CORP	8757 NW 98TH AVE	DORAL	FL	33178
3530080022020	DORAL BREEZE PB 169-048 T-22889 LOT 7 BLK 18 LOT SIZE 1712 SQ FT FAU 35 3008 000 0047	FALZAL CORP	8745 NW 98TH AVE	DORAL	FL	33178
3530080022030	DORAL BREEZE PB 169-048 T-22889 LOT 1 BLK 19 LOT SIZE 1452 SQ FT FAU 35 3008 000 0047	JOSE LUIS NARANJO ESTRELLA	8780 NW 98TH AVE	DORAL	FL	33178
3530080022040	DORAL BREEZE PB 169-048 T-22889 LOT 2 BLK 19 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	SAMIR NASSAR TAYUPE	8774 NW 98TH AVE	DORAL	FL	33178
3530080022060	DORAL BREEZE PB 169-048 T-22889 LOT 4 BLK 19 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	JOSE DJABBOUR HALLAK	8762 NW 98TH AVE	DORAL	FL	33178
3530080022070	DORAL BREEZE PB 169-048 T-22889 LOT 5 BLK 19 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	SORRENTO 5 19 CORP	8756 NW 98TH AVE	DORAL	FL	33178
3530080022080	DORAL BREEZE PB 169-048 T-22889 LOT 6 BLK 19 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	GABRIEL EDUARDO RAMIREZ PERALTA	8750 NW 98TH AVE	DORAL	FL	33178
3530080022090	DORAL BREEZE PB 169-048 T-22889 LOT 7 BLK 19 LOT SIZE 1712 SQ FT FAU 35 3008 000 0047	HUMBERTO ALTUVE GODOY	8742 NW 98TH AVE	DORAL	FL	33178
3530080022180	DORAL BREEZE PB 169-048 T-22889 LOT 2 BLK 20 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	TOWNS BAY 9810 LLC	9810 NW 88TH ST	DORAL	FL	33178
3530080022240	DORAL BREEZE PB 169-048 T-22889 LOT 1 BLK 21 LOT SIZE 1452 SQ FT FAU 35 3008 000 0047	JORGE ANTONIO TOUMA OHAN	8841 NW 98TH AVE	DORAL	FL	33178
3530080022250	DORAL BREEZE PB 169-048 T-22889 LOT 2 BLK 21 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	INVERSIONES PROSPERIDAD LLC	8835 NW 98TH AVE	DORAL	FL	33178
3530080022260	DORAL BREEZE PB 169-048 T-22889 LOT 3 BLK 21 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	DORAL FABIO LLC	8827 NW 98TH AVE	DORAL	FL	33178
3530080022270	DORAL BREEZE PB 169-048 T-22889 LOT 4 BLK 21 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	FERMIN CASTANEDA MARTIN	8819 NW 98TH AVE	DORAL	FL	33178
3530080022280	DORAL BREEZE PB 169-048 T-22889 LOT 5 BLK 21 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	CARLOS ALBERTO BONELLI SILVA	8811 NW 98TH AVE	DORAL	FL	33178
3530080022290	DORAL BREEZE PB 169-048 T-22889 LOT 6 BLK21 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	PAOLA POLETTI	8803 NW 98TH AVE	DORAL	FL	33178
3530080022300	DORAL BREEZE PB 169-048 T-22889 LOT 7 BLK 21 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	DORAL VICTOR LLC	8797 NW 98TH AVE	DORAL	FL	33178
3530080022310	DORAL BREEZE PB 169-048 T-22889 LOT 8 BLK 21 LOT SIZE 1452 SQ FT FAU 35 3008 000 0047	LUIS J BALBAS BORROME JTRS	8789 NW 98TH AVE	DORAL	FL	33178
3530080022320	DORAL BREEZE PB 169-048 T-22889 LOT 1 BLK 22 LOT SIZE 1452 SQ FT FAU 35 3008 000 0047	PROPIEDADES EBENEZER LLC	8915 NW 98TH AVE	DORAL	FL	33178
3530080022330	DORAL BREEZE PB 169-048 T-22889 LOT 2 BLK 22 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	PROPIEDADES EBENEZER LLC	8905 NW 98TH AVE	DORAL	FL	33178
3530080022340	DORAL BREEZE PB 169-048 T-22889 LOT 3 BLK 22 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	INMOBILIARIA EBENEZER LLC	8899 NW 98TH AVE	DORAL	FL	33178
3530080022350	DORAL BREEZE PB 169-048 T-22889 LOT 4 BLK 22 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	INMOBILIARIA EBENEZER LLC	8891 NW 98TH AVE	DORAL	FL	33178
3530080022360	DORAL BREEZE PB 169-048 T-22889 LOT 5 BLK 22 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	EBENEZER PROPIEDADES LLC	8881 NW 98TH AVE	DORAL	FL	33178
3530080022370	DORAL BREEZE PB 169-048 T-22889 LOT 6 BLK 22 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	EBENEZER PROPIEDADES LLC	8871 NW 98TH AVE	DORAL	FL	33178
3530080022380	DORAL BREEZE PB 169-048 T-22889 LOT 7 BLK 22 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	EBENEZER REAL ESTATE LLC	8861 NW 98TH AVE	DORAL	FL	33178
3530080022390	DORAL BREEZE PB 169-048 T-22889 LOT 8 BLK 22 LOT SIZE 1452 SQ FT FAU 35 3008 000 0047	EBENEZER REAL ESTATE LLC	8851 NW 98TH AVE	DORAL	FL	33178
3530080022450	DORAL BREEZE PB 169-048 T-22889 LOT 6 BLK 23 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	SILVER 1991 CORP	9811 NW 88TH TER	DORAL	FL	33178

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3530080022460	DORAL BREEZE PB 169-048 T-22889 LOT 7 BLK 23 LOT SIZE 1712 SQ FT FAU 35 3008 000 0047	MARTHA CARLA GONZALEZ	9807 NW 88TH TER	DORAL	FL	33178
3530080022470	DORAL BREEZE PB 169-048 T-22889 LOT 1 BLK 24 LOT SIZE 1712 SQ FT FAU 35 3008 000 0047	WAN CHING LAI	8940 NW 98TH AVE	DORAL	FL	33178
3530080022480	DORAL BREEZE PB 169-048 T-22889 LOT 2 BLK 24 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	TAGHTS INVESTMENT LLC	8930 NW 98TH AVE	DORAL	FL	33178
3530080022490	DORAL BREEZE PB 169-048 T-22889 LOT 3 BLK 24 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	CSE 2000 LLC	8920 NW 98TH AVE	DORAL	FL	33178
3530080022500	DORAL BREEZE PB 169-048 T-22889 LOT 4 BLK 24 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	ANTONIO JOSE NAHHAS ACHJI	8910 NW 98TH AVE	DORAL	FL	33178
3530080022510	DORAL BREEZE PB 169-048 T-22889 LOT 5 BLK 24 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	MARIA G GILIBERTI	8890 NW 98TH AVE	DORAL	FL	33178
3530080022610	DORAL BREEZE PB 169-048 T-22889 LOT 1 BLK 25 LOT SIZE 1712 SQ FT FAU 35 3008 000 0047	PINCASS CORP	8985 NW 98TH AVE	DORAL	FL	33178
3530080022620	DORAL BREEZE PB 169-048 T-22889 LOT 2 BLK 25 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	HERNAN J ROJAS	8975 NW 98TH AVE	DORAL	FL	33178
3530080022630	DORAL BREEZE PB 169-048 T-22889 LOT 3 BLK 25 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	TONY MAR 2013 LLC	8965 NW 98TH AVE	DORAL	FL	33178
3530080022640	DORAL BREEZE PB 169-048 T-22889 LOT 4 BLK 25 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	FIRST TRADING GROUP INC	8955 NW 98TH AVE	DORAL	FL	33178
3530080022650	DORAL BREEZE PB 169-048 T-22889 LOT 5 BLK 25 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	WASHINGTON V MUNOZ MUNOZ	8945 NW 98TH AVE	DORAL	FL	33178
3530080022660	DORAL BREEZE PB 169-048 T-22889 LOT 6 BLK 25 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	JORGE DJABBOUR HALLAK	8935 NW 98TH AVE	DORAL	FL	33178
3530080022670	DORAL BREEZE PB 169-048 T-22889 LOT 7 BLK 25 LOT SIZE 1452 SQ FT FAU 35 3008 000 0047	PANAGIOTIS IOANNIS RENTIS	8925 NW 98TH AVE	DORAL	FL	33178
3530080022730	DORAL BREEZE PB 169-048 T-22889 TR F (COMMON AREAS) LOT SIZE 7929 SF M/L FAU 35 3008 000 0047	ISLES AT GRAND BAY NEIGHBORHOOD			FL	33178
3530080022760	DORAL BREEZE PB 169-048 T-22889 TR I (STORM WATER MGMT) LOT SIZE 178596 SF M/L FAU 35 3008 000 0047	GRAND BAY AT DORAL COMM DEV DIST			FL	33178
3530080022780	DORAL BREEZE PB 169-048 T-22889 TR K (PRIVATE RD) LESS PORT LYING IN PB 169-073 LOT SIZE 395829 SQ FT M/L FAU 35 3008 000 0047	ISLES AT GRAND BAY NEIGHBORHOOD			FL	33178
3530080022050	DORAL BREEZE PB 169-048 T-22889 LOT 3 BLK 19 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	RAFAEL ANDRADE GONZALEZ	8768 NW 98TH AVE	DORAL	FL	33178
3530080022750	DORAL BREEZE PB 169-048 T-22889 TR H (LIFT STATION) LOT SIZE 2990 SF M/L FAU 35 3008 000 0047	MIAMI DADE COUNTY	8737 NW 98TH AVE	DORAL	FL	33178
3530080022770	DORAL BREEZE PB 169-048 T-22889 TR J LESS PORT DESC IN DECL OR 28892-0594 NAU 35-3008-004 K/A ST MAARTEN AT GRAND BAY CONDO LOT SIZE 163917 SQ FT FAU 35 3008 000 0047		8650 NW 97TH AVE APT 108	MEDLEY	FL	33178
3030150010316	15 53 40 1 AC FLA FRUIT LAND CO SUB PB 2-17 S1/2 OF E264.49FT OF W793.47FT OF TR 32 LOT SIZE 43609 SQ FT OR 16631-4801 1294 4(6) COC 23949-2700 24813-2934 1105 5	LOPEZ ASSETS CORP			FL	33166
3530080000044	8 53 40 16.333 AC M/L BEG 62.54FTW & 63FTN OF SE COR OF SE1/4 OF SEC TH S 89 DEG W 312.56FT S 88 DEG W 337.61FT NWLY AD 272.23FT WLY AD 77.56FT N 01 DEG W 657.23FT N 89 DEG E 1060.49FT S 01 DEG E 623.12FT S 88 DEG W 40FT SWLY AD 63.81FT TO POB FAU 35 3008 000 0040 & 42				FL	33178
3530080000045	08 53 40 10 AC PORT OF SEC DESC AS BEG 728.01FTN OF SE COR OF SEC TH S 89 DEG W 885.77FT N 01 DEG W 491.99FT N 89 DEG E 885.76FT S 01 DEG E 491.99FT TO POB FAU 35 3008 000 0040 OR 22878-4320 25 1104 2	CITY OF DORAL	9775 NW 74TH ST	DORAL	FL	33178
3530080022010	DORAL BREEZE PB 169-048 T-22889 LOT 6 BLK 18 LOT SIZE 1430 FAU 35 3008 000 0047	JESUS CARMONA	8751 NW 98TH AVE	DORAL	FL	33178
3530080040001	ST MAARTEN AT GRAND BAY CONDO DORAL BREEZE PB 169-048 T-2289 A PORT OF TRACT J AS DESC IN DECL OR 28892-0594 LOT SIZE 219411 SQ FT FAU 35-3008-002-2770	REFERENCE ONLY	8760 NW 97TH AVE	MIAMI	FL	33178
3530080022520	DORAL BREEZE PB 169-048 T-22889 LOT 6 BLK 24 LOT SIZE 1430 SQ FT FAU 35 3008 000 0047	FREDDY ALBERTO REYES BRICENO	8880 NW 98TH AVE	DORAL	FL	33178
3530080022170	DORAL BREEZE PB 169-048 T-22889 LOT 1 BLK 20 LOT SIZE 1712 SQ FT FAU 35 3008 000 0047	MARIA CAROLINA VILLASMIL RUBIO	9800 NW 88TH ST	DORAL	FL	33178

SPIDER INTERNATIONAL
real estate services llc.

600' FEET RADIUS MAP



LEGAL DESCRIPTION:

All of Section 9, Township 53, Range 40 East not presently within the corporate limits of the Town of Medley, Florida. Said land situate within Miami-Dade County, Florida.

GRAPHIC SCALE
250' 1000' 3000'
0 500' 2000' 4000'

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
2230100000045	10 53 40 2.64 AC BEG 435FTN & 50FTE OF SW COR OF SEC CONT E872.16FT N130FT W872.66FT S130FT TO POB FAU 30-3010-000-0030 OR 17996-0182 1297 5	ACOSTA FAMILY LTD PRTNRSHP		MEDLEY	FL	33166
2230100000055	DEG W 720FT S 88 DEG W 488.46FT S 01 DEG E 701.39FT TO POB LESS W50FT FOR R/W F/A/U 30-3010-000-0050 OR 16418-1471 0694 1	CRE INVESTMENTS INC		MEDLEY	FL	33166
2230100000100	10 53 40 1.15 AC N250FT OF S789.49FT OF W200FT OF E1103FT OF SE1/4 75R 167001 OR 15196-46 0991 1 COC 25350-4990 02 2007 6	CONSTRUCTION RESEARCH LAB INC	7600 NW 79TH AVE	MEDLEY	FL	33166
2230100000440	E800FT S400FT W800FT TO POB LESS PORT DESC BEG 1314.36FTE & 40FTN OF SW COR OF SEC FOR POB TH N 89 DEG E 407.24FT N 01 DEG W 19.77FT TH SWLY AD	TERRENO MITC LLC	8455 NW 74TH ST	MEDLEY	FL	33166
2230100020010	82.43FT S 20 DEG W 69.38FT NLY A/D 51.91FT N133.68FT E28.48FT TO POB LOT SIZE 11.684 AC M/L	SIGMA INVESTMENT USA LLC	7400 NW 79TH AVE	MEDLEY	FL	33166
2230100040010	UNITED TRUCK AND BODY PB 138-55 LOT 1 LESS PORT LYG IN R/W BLK 1 LOT SIZE 111004 SQFT F/A/U 30 3010-004-0010 OR 17996-0178/0182 0198 4	ACOSTA FAMILY LTD PARTNERSHIP		MEDLEY	FL	33166
2230100040020	UNITED TRUCK AND BODY PB 138-55 LOTS 2 & 3 LESS R/W BLK 1 LOT SIZE 226861 SQFT F/A/U 30-3010-004-0020 OR 17996-0178/0182 0198 4	ACOSTA FAMILY LTD PARTNERSHIP	8505 NW 74TH ST	MEDLEY	FL	33166
2230100080010	COMM SW COR SEC 10 53 40 TH N 89 DEG E 1721.48FT N 00 DEG W 45.00FT TO SW COR OF LOT 1 BLK 1 FOR POB N 89 DEG E 298.07FT NELY NLY AD 39.89FT N 01 DEG	SERGIO LEYVA & GLORIA LEYVA	8275 NW 74TH ST	MEDLEY	FL	33166
2230100080021	BLK 1 DESC COMM NE COR OF LOT 2 TH S 01 DEG E 125FT S 88 DEG W 528.55FT S 01 DEG E 477.64FT FOR POB S 01 DEG E 260.06FT S 89 DEG W 594.53FT N 01 DEG W	QUIRCH FOODS CO		MEDLEY	FL	33166
2230100080025	LAKEVIEW COMMERCE PARK PB143-88 S737.70FT OF E528.55FT OF LOT 2 BLK 1 PER W/P 19627 LOT SIZE 392076 SQFT F/A/U 30-3010-008-0025 OR 17609-3797 0997 4	E & G FOOD CO	7600 NW 82ND PL	MEDLEY	FL	33166
2230100080190	COR OF LOT 19 CONT E60.02FT S179.45FT NWLY AD 79.41FT N137.18FT TO POB BLK 1 & BEG 182.76FTN OF SE COR OF LOT 19 BLK 1 TH W242.70FT N50.01FT E245.76FT	GAMMA DELTA CORP		MEDLEY	FL	33166
2230100080210	LAKEVIEW COMMERCE PARK PB 143-88 T-18234 LOT 21 BLK 1 LESS N96.91FT LOT SIZE 50032 SQ FT FAU 30-3010-008-0210 OR 16960-1438-1095 2 (26)	GAMMA DELTA CORP		MEDLEY	FL	33166
2230100080220	LAKEVIEW COMMERCE PARK PB 143-88 T-18234 LOT 22 BLK 1 LOT SIZE 92754 SQ FT FAU 30-3010-008-0220 OR 16960-1438 1095 2 (26)	GAMMA DELTA CORP		MEDLEY	FL	33166
2230100080230	COMM SW COR SEC 10 TH N 89 DEG E 2644.92FT TH N 89 DEG E 1321.38FT N 00 DEG W 40.00FT FOR POB TH N 00 DEG W 20.00FT N 89 DEG W 436.55FT WLY NWLY AD	GAMMA DELTA CORP	8401 NW 74TH ST	MEDLEY	FL	33166
2230100080310	COMM SW COR SEC 10 53 40 TH N 89 DEG E 2274.90FT N 00 DEG W 40 FT TO SE COR LOT 1 BLK 3 FOR POB N 01 DEG W 26.98FT S 88 DEG W 99.37FT NWLY AD 54.62FT	GAMMA DELTA CORP		MEDLEY	FL	33166
2230100080320	COMM SW COR SEC 10 53 40 TH N 89 DEG E 2459.97FT N 00 DEG W 40 FT TO SE COR OF LOT 2 BLK 3 FOR POB N 01 DEG W 32.98FT S 88 DEG W 185.07FT S 01 DEG W	GAMMA DELTA CORP		MEDLEY	FL	33166
2230100080330	COMM SW COR SEC 10 53 40 TH N 89 DEG E 2644.92FT N 89 DEG E 25.26FT N 00 DEG W 40.00FT TO SE COR OF LOT 3 BLK 3 FOR POB N 01 DEG W 32.98FT S 88 DEG W	GAMMA DELTA CORP		MEDLEY	FL	33166
2230100080340	LAKEVIEW COMMERCE PARK PB 143-88 T-18234 LOT 4 BLK 3 LOT SIZR 65810 SQFT FAU 30-3010-008-0340 OR 16681-0898 0295 1	SMYZ MANAGEMENT COMPANY LLC	8105 NW 74TH ST	MEDLEY	FL	33166
2230100080350	COMM SW COR SEC 10 TH N 89 DEG E 2644.92FT TH N 89 DEG E 210.21FT N 00 DEG W 40.00FT FOR POB TH N 89 DEG E 278.93FT N 00 DEG W 5.00FT N 89 DEG E	GAMMA DELTA CORP		MEDLEY	FL	33166
2230100080360	LAKEVIEW COMMERCE PARK PB 143-88 T-18234 LOTS 6 & 7 BLK 3 LOT SIZE 214708 SQFT FAU 30-3010-008-0360 OR 16960-1438 1095 2	GAMMA DELTA CORP	7950 NW 77TH ST	MEDLEY	FL	33166
2230110020700	SELY211.9FT TO PC CONCAVE TO SW TH SELY ALG CURVE 102.68FT TO PT TH SELY595.89FT N326.94FT TO POB LESS BEG 502.40FTE & 74.90FTN OF SW COR OF	MIAMI-DADE COUNTY	7401 NW 74TH ST	MEDLEY	FL	33166
2230110020713	W288.59FT N 23 DEG W ALG LIMITED ACCESS R/W FOR 362.51FT E439.53FT S329.62FT TO POB & N35FT OF TR 42 LYG W OF NW 79 AVE LESS W439.53FT OR	CABOT II FL2W03 LLC	7578 NW 74TH AVE	MEDLEY	FL	33166
2230110020721	11 53 40 1.56 AC M/L FLA FRUIT LAND CO SUB PB 2-17 50FT RY R/W ACROSS TRS 43 & 44 AKA PARCEL T-20 METRORAIL COURT CASE 99-0100	MIAMI-DADE COUNTY		MEDLEY	FL	33166
2230110020740	R/W/L OF PALMETTO X-W /PB 65-121/ TH E ALG S/L OF TR 43 801.19FT TH N53.74FT TH NWLY660.76FT TH LEFT ALG AN ARC 206.61FT TO X ELY R/W OF PALMETTO X-	MURTON REALTY LLC	7500 NW 74TH AVE	MEDLEY	FL	33166
2230110020741	COR OF TR 43 TH S 89 DEG W 188.70FT N 72 DEG W 176.04FT FOR POB CONT N 72 DEG W 660.93FT NWLY & WLY AD 206.61FT S 06 DEG E 15.32FT ELY AD 100.72FT S 06	MIAMI-DADE COUNTY		MEDLEY	FL	33166
2230150010011	15 53 40 1.25 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W165FT OF TR 1 LOT SIZE IRREGULAR	FLORIDA POWER & LIGHT CO	7880 NW 74TH ST	MEDLEY	FL	33166
2230150010012	15 53 40 .99 AC M/L FLA FRUIT LAND CO SUB PB 2-17 E1/2 OF TR 1 LESS R/W LOT SIZE IRREGULAR OR 17459-3092 1196 5	7380 PROPERTIES LLC	7380 NW 77TH CT	MEDLEY	FL	33166
2230150010013	15 53 40 1.06 AC M/L FLA FRUIT LAND CO SUB PB 2-17 E292.85FT OF W1/2 OF TR 1 LESS R/W LOT SIZE 46198 SQ FT OR 16227-1236 0194 2 (2)	EDWARD W EASTON TR	7820 NW 74TH ST	MEDLEY	FL	33166
2230150010014	15 53 40 .66 AC M/L FLA FRUIT LAND CO SUB PB 2-17 S143FT OF W1/2 TR 1 LESS W165FT & LESS E292.69FT OR 16443-1546 0794 1	GALLART INVESTMENT INC		MEDLEY	FL	33166

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
2230150010181	15 53 40 .76 AC FLA FRUIT LAND CO SUB PB 2-17 N50FT OF E1/2 TRACT 15 LOT SIZE IRREGULAR COC 21922-0908 12 2003 2	TANJA LAND 712 LLC		MEDLEY	FL	33166
2230150010182	15 53 40 5 AC FLA FRUIT LAND CO SUB PB 2-17 E1/2 OF TR 16 LOT SIZE 217800 SQUARE FEET COC 21922-0908 12 2003 2	TANJA LAND 712 LLC	8000 NW 74TH ST	MEDLEY	FL	33166
2230150010183	15 53 40 14.24 AC FLA FRUIT LAND CO SUB PB 2-17 TR 15 LESS N50FT OF E1/2 & W1/2 OF TR 16 LOT SIZE IRREGULAR OR 14316-3803 1189 1	GPT 74TH STREET OWNER LLC	8100 NW 74TH ST	MEDLEY	FL	33166
2230150010184	15 53 40 8.55 AC FLA FRUIT LAND CO SUB PB 2-17 E1/3 OF TRS 17-18-19 LESS W35FT & LESS N35FT & E15FT FOR R/W	GPT 74TH STREET OWNER LLC	8130 NW 74TH ST	MEDLEY	FL	33166
2230150010185	E200FT & LESS W100FT OF E335FT THEREOF & LESS W396.20FT OF TR 19 & LESS W35FT OF TRS 17-18 FOR R/W & LESS N35FT OF TR 17 FOR R/W LESS PORT DESC	MARIO & JUAN & JULIO PINERA &	8300 NW 74TH ST	MEDLEY	FL	33166
2230150010187	15 53 40 1.53 ACM/L FL FRUIT LAND CO SUB PB 2-17 W35FT OF E1/3 OF TRS 17-18-19 & E35FT OF W2/3 OF TRS 17-18-19 LESS N35FT OF TR 17 FOR R/W OR 11796-1018 0583 1 COC 25275-1682 01 2007 5	8200 NW 74 ST LLC	8200 NW 74TH ST	MEDLEY	FL	33166
2230150010188	15 53 40 4.41 ACM/L FLA FRUIT LAND CO SUB PB 2-17 E235FT OF W2/3 OF TRS 17-18-19 LESS E35FT & LESS N35FT FOR R/W OR 13433-1252 1087 1	RAFI-RASTRO 74 CORP	8200 NW 74TH ST	MEDLEY	FL	33166
2230150010189	15 53 40 2.19 AC FLA FRUIT LAND CO SUB PB 2-17 W100FT OF E335FT OF W2/3 OF TRS 17-18-19 LESS N35FT FOR R/W OR 17189-2532 22530-0195 4 0496 6	OK U-TAKE USED AUTO PARTS INC	8240 NW 74TH ST	MEDLEY	FL	33166
2230150010190	15 53 40 3 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W396.20FT OF TRACT 19 LOT SIZE 130680 SQ FT OR 15143-3524 0891 1	IMAD NORTH AMERICA INC	7225 NW 84TH AVE	MEDLEY	FL	33166
2230100080015	LAKEVIEW COMMERCE PARK PB 143-88 PORT LOT 1 BLK 1 DESC COMM SW COR SEC 10 53 40 TH N 89 DEG E 1721.48FT N 00 DEG W 45.00FT TO SW COR OF LOT 1 BLK 1 FOR POB N 89 DEG E 298.07FT NELY NLY AD 39.89FT N 01 DEG W 22.51 FT SWLY WLY AD 39.89FT S 89 DEG W 16.93FT SWLY AD 281.09FT S 01 DEG E 14.76FT TO POB LOT SIZE 6559 SQ FT FAU 22 3010 008 0010				FL	
2230110230010	11 53 40 2.10 AC M/L PB 100-100 GARREN INDUSTRIAL PARK TRACT A & S1.5FT OF TR 44 PER PB 2-17 OR 23173-0049 03 2005 1	7700 INDUSTRIAL PARK LLC	7700 NW 74TH AVE	MEDLEY	FL	33166
3030150390001	ESSINGTON INDUSTRIAL CONDO ESSINGTON INDUSTRIAL PARK PB 121-18 LOTS 1 THRU 12 BLK 1	REFERENCE ONLY		UNINCORPORATED COUNTY	FL	33166
3030150650080	EAGLE PARK CONDO UNIT 8 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143	MARY FLOWER INVESTMENT LLC	8349 NW 64TH ST # 8	MIAMI	FL	33166
3030150650230	EAGLE PARK CONDO UNIT 23 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143	SANE INVESTMENT CORP	8315 NW 64TH ST STE 7	MIAMI	FL	33166
3030090010040	9 53 40 2.713 AC FLA FRUIT LAND CO SUB PB 2-17 PORT OF TRS 55 & 56 BEG SE COR	F03 2 LLC			FL	33178
3030140100025	14 53 40 1.739 AC ML AMD PL OF 8-16 S165FT OF W672.16FT OF TRACT 3 LESS BEG 82	SBS MIAMI BROADCAST CENTER INC			FL	33166
3030140100031	14 53 40 AMD PL OF PB 8-16 W690FT OF TRACT 4LESS S35FT W150FT & LESS PORT LYG ON SR 826 FOR R/W LOT SIZE 158475 SQ FT OR 14755-2535 1090 5 COC 25260-0991 01 2007 2	SBS MIAMI BROADCAST CENTER INC	7007 NW 77TH AVE	MIAMI	FL	33166
3030140100040	14 53 40 3.94 AC AMD PL OF PB 8-16 W1/2 OF FOL DESC LEGAL DESC TR 5 LESS E2FT & LESS N35FT & LESS W150FT & LESS EXT AREA OF CURVE IN NW COR OF TR THEREOF FOR R/W LOT SIZE 171473 SQ FT OR 19224-3938 0700 5	MILPACEN INC	7500 NW 70TH ST	MIAMI	FL	33166
3030140100051	14 53 40 .89 AC AMD PL OF PB 8-16 W132FT OF W264FT OF E793.12FT OF TR 7 LESS N35FT FOR R/W LOT SIZE 38769 SQ FT OR 17502-4420 0197 1	VICTORIANO TOYOS	7500 NW 68TH ST	MIAMI	FL	33166
3030140100054	14 53 40 3.72 AC M/L AMD PL OF PB 8-16 E550FT OF W700FT OF TR-6 LESS S35FT LOT SIZE 162116 SQ FT OR 19246-2080 0700 5	WESKA INC	6801 NW 77TH AVE	MIAMI	FL	33166
3030140100055	14 53 40 .89 AC AMD PL OF PB 8-16 W264FT OF E793.12FT OF TR 7 LESS W132FT & LESS N35FT FOR R/W LOT SIZE 38769 SQ FT F/A/U 30-3014-010-0051 OR 18408-2898 1298 5 COC 25381-0995 02 2007 1	LEON MEDICAL CENTERS INC	7490 NW 68TH ST	MIAMI	FL	33166
3030140100061	S269.16FT TH BY CURVE TO LEFT ARC DIST OF 25FT TH E159.34FT N294.82FT M/L W185FT TO POB PER U/T TO DADE CO LOT SIZE 54450 SQ FT OR 10536-2764 0979 5	RONI O COHEN	6645 NW 77TH AVE	MIAMI	FL	33166
3030140100062	14 53 40 1.25 AC M/L AMD PL OF PB 8-16 E185FT OF W510.04FT OF TR 8 AS MEAS ALG N/L TR 8 LESS S35FT FOR ST PER U/T TO DADE CO LOT SIZE 54450 SQUARE FEET OR 15136-335 0791 6 COC 22029-2954 01 2004 5	PAUL & RONNIE LLC	7601 NW 66TH ST	MIAMI	FL	33166
3030140100070	14 53 40 1.35 AC AMD PL OF PB 8-16 W1/2 OF TR 8 & W50FT OF E1/2 OF TR 8 LESS W510.04FT & S35FT THEREOF LOT SIZE 59000 SQUARE FEET OR 14561-408 0590 5	BAILEY INVESTMENTS INC	7501 NW 66TH ST	MIAMI	FL	33166
3030140100080	N269.88FT TH BY CURVE TO RIGHT ARC DIST OF 25FT E269.52FT S295.36FT M/L W295FT TO POB PER U/T TO DADE CO & E50FT OF W485.04FT O FTR 9 LESS N35FT	RMK PROP LLC	6501 NW 77TH AVE	MIAMI	FL	33166
3030140100100	14 53 40 4.559 AC SUB OF PB 8-16 W1/2 OF THE FOLLOWING DESC PARCEL-TR 10 LESS W100FT & LESS E35FT & LESS W7FT OF S30FT THERE- OF LOT SIZE 198367 SQ FT OR 12047-427 0284 1	CAROLINA FREIGHT CARRIERS CORP	6402 NW 74TH AVE	MIAMI	FL	33166
3030140100130	14 53 40 3.80 AC AMD PL OF PB 8-16 W1/2 OF TR 11 LESS RDS & LESS R/ LOT SIZE 164774 SQ FT OR 19373-3499-3500 1100 1	LAYAM BROTHERS CORP	7555 NW 63RD ST	MIAMI	FL	33166

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030140100211	14 53 40 1.627 AC M/L AMD PL OF PB 8-16 PORT OF TRACT 12 DESC BEG 110.01FTE OF SW COR OF TR 12 CONT E244.87FT N74.90FT W20FT N65.50FT E6.60FT NLY155.13FT W241.56FT TO ELY R/W/L OF PALMETTO EXPWY SLY295.90FT TO POB LOT SIZE 70881 SQ FT OR 18334-1299 1098 6	JUAN RICARDO LORENZO	7680 NW 63RD ST	MIAMI	FL	33166
3030140210001	PALMETTO PALMS PARK CONDO AMD PL OF PB 8-16 A PORT OF E292FT OF W584FT OF TR 12 BEG 35.01FTS OF NE COR OF W584FT S295.45FT W229.35FT N74.90FT W20FT N65.50FT E6.60FT N155.13FT E241.55FT TO POB	REFERENCE ONLY		UNINCORPORATED COUNTY	FL	33166
3030140210010	PALMETTO PALMS PARK CONDO UNIT 1 UNDIV 1/5 INT IN COMMON ELEMENTS OFF REC 12868-1815 OR 18065-0014 0498 4	GERARD PORRY	7600 NW 63RD ST # 1	MIAMI	FL	33166
3030140210020	PALMETTO PALMS PARK CONDO UNIT 2 UNDIV 1/5 INT IN COMMON ELEMENTS OFF REC 12868-1815 OR 16883-0657 0895 1	PALMETTO PALMS PARK PARTNERSHIP	7610 NW 63RD ST # 2	MIAMI	FL	33166
3030140210030	PALMETTO PALMS PARK CONDO UNIT 3 UNDIV 1/5 INT IN COMMON ELEMENTS OFF REC 12868-1815 OR 14369-436 1289 3	PALMETTO PALMS PARK PARTNERSHIP	7620 NW 63RD ST	MIAMI	FL	33195
3030140210040	PALMETTO PALMS PARK CONDO UNIT 4 UNDIV 1/5 INT IN COMMON ELEMENTS OFF REC 12868-1815 OR 14752-504 16844-0875 1090 4	PALMETTO PALMS PARK PARTNERSHIP	7630 NW 63RD ST # 4	MIAMI	FL	33195
3030140210050	PALMETTO PALMS PARK CONDO UNIT 5 UNDIV 1/5 INT IN COMMON ELEMENTS OFF REC 12868-1815 OR 14752-504 16844-0875 1090 4	PALMETTO PALMS PARK PARTNERSHIP	7640 NW 63RD ST # 5	MIAMI	FL	33195
3030150010020	15 53 40 7.95 AC FLA FRUIT LAND CO SUB PB 2-17 TRACT 2 LESS R/W LOT SIZE IRREGULAR OR 18324-1464 1098 3	7290 DIAZ FAMILY LLC	7290 NW 77TH CT	MIAMI	FL	33166
3030150010031	15 53 40 3.575 AC FLA FRUIT LAND CO SUB PB 2-17 W528.17FT OF TR 3 LESS S35FT FOR R/W PER W/P #20232 LOT SIZE 155750 SQ FT FAU 30-3015-001-0030 OR 19189-3699 0700 5 COC 23605-4328 07 2005 2	ALMEDIA INVESTMENTS LLC			FL	33166
3030150010032	15 53 40 1.637 AC FLA FRUIT LAND CO SUB PB 2-17 E241.83FT OF W770FT OF TR 3 LESS S35FT FOR R/W PER W/P #20232 LOT SIZE 71311 SQ FT FAU 30-3015-001-0030	MILLENNIUM WORLD TRADE BUSINESS			FL	33166
3030150010040	15 53 40 6.86 AC FLA FRUIT LAND CO SUB PB 2-17 TRACT 5 LESS R/W LOT SIZE IRREGULAR OR 17957-4567 0198 5	6950 LOGISTICS LLC	6950 NW 77TH CT	MIAMI	FL	33166
3030150010050	15 53 40 4.43 AC M/L FLA FRUIT LAND CO SUB PB 2-17 N1/2 OF TR 6 LESS E150FT FOR EX-WAY R/W LOT SIZE 192971 SQ FT OR 15819-4141 THRU 4148 0293 1 COC 22927-1126 11 2004 4	ARM ACQUISITIONS LLC	6900 NW 77TH CT	MIAMI	FL	33166
3030150010051	FLA FRUIT LAND CO SUB PB 2-17 S1/2 OF TR 6 LESS E150FT FOR EX-WAY R/W & LESS PORT DESC IN CONDO DECL OR 12631-428 NAU 30-3015-040 K/A SUNSET PALMETTO PK PH 1 CONDO & LESS PORT DESC IN CONDO DECL OR 12631-506 NAU 30-3015-041 K/A SUNSET PALMETTO PK PH 3 CONDO & LESS PORT DESC IN CONDO DECL OR 13385-308 NAU 30-3015-043 K/A SUNSET PALMETTO PK PH II CONDO & LESS PORT DESC IN CONDO DECL OR 13377-1645 NAU 30-3015-044 K/A SUNSET PALMETTO PK PH IV CONDO & LESS PORT DESC IN CONDO DECL OR 13306-3997 NAU 30-3015-045 K/A SUNSET PALMETTO PK PH V CONDO	SUNSET PALMETTO PARK PH I & II			FL	33166
3030150010090	15 53 40 7.934 AC M/L FLA FRUIT LAND CO SUB PB 2-17 TRACT 7 LESS E50FT & S35FT LOT SIZE IRREGULAR 73R-68068 COC 26075-4784 11 2007 1	SPG NW 77TH COURT LLC	6700 NW 77TH CT	MIAMI	FL	33166
3030150010101	15 53 40 .896 AC FLA FRUIT LAND CO SUB PB 2-17 W300FT OF E850.04FT OF TR 8 LESS N164.92FT & LESS S35FT LOT SIZE 39030 SQUARE FEET OR 13110 35 1186 1	7801 INVESTMENT LLC	7801 NW 66TH ST	MIAMI	FL	33166
3030150010102	15 53 40 .596 AC FLA FRUIT LAND CO SUB PB 2-17 PORT TR 8 DESC -W100FT OF E550.04FT OF S1/2 OF S1/2 OF SE1/4 OF NE1/4 LESS N35FT LOT SIZE 25982 SQ FT OR 16130-3191 0993 4	TWO AMIGOS INVESTMENT LLC	7775 NW 66TH ST	MIAMI	FL	33166
3030150010104	15 53 40 .30 AC FLA FRUIT LAND CO SUB PB 2-17 W100FT OF E950.04FT OF S1/2 OF S1/2 OF S1/2 OF SE1/4 OF NE1/4 LESS S35FT FOR R/W OR 16418-4689 0694 4	JOSEFA MACHIN	7845 NW 66TH ST	MIAMI	FL	33166
3030150010105	15 53 40 .30 AC FLA FRUIT LAND CO SUB PB 2-17 W100FT OF E1050.04FT OF S1/2 OF S1/2 OF S1/2 OF SE1/4 OF NE1/4 LESS S35FT FOR R/W OR 16418-4690 0694 4	NESTOR R GOMEZ & JUSTIN GOMEZ	7865 NW 66TH ST	MIAMI	FL	33166
3030150010106	15 53 40 .298 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W100FT OF E650.04FT OF N1/2 TR 8 LESS N35FT LOT SIZE 12980 SQ FT OR 18232-2039 0898 6	PORCELANAS VICTORIA CORP	7790 NW 67TH ST	MIAMI	FL	33166
3030150010120	15 53 40 1.54 AC FLA FRUIT LAND CO SUB PB 2-17 BEG757.83FTE OF NW COR TRACT 10 TH E564.43FT S164.93FT W568.39FT N164.89FT TO POB LESS N35FT & LESS E50FT FOR R/W OR 17721-0888 0797 1	ORIA'S ENTERPRISE INC	6750 NW 79TH AVE	MIAMI	FL	33166
3030150010121	15 53 40 .15 AC M/L FLA FRUIT LAND CO SUB PB 2-17 BEG 305.69FTE OF NW COR OF TR 10 TH S88DEG E 50.33FT S 01 DEG W 164.89FT N 88 DEG W 50FT N 01 DEG E 164.69FT TO POB LESS N 35FT FOR R/W THEREOF LOT SIZE 6537 SQ FT FAU 30-3015-001-0122 OR 18438-3147 0199 2 (2) COC 21629-3517 08 2003 2	RYLEY PROP LLC	8032 NW 68TH ST	MIAMI	FL	33166
3030150010122	15 53 40 .80 AC FLA FRUIT LAND CO SUB PB 2-17 BEG NW COR TRACT 10 TH E305.69FT S164.89FT W301.71FT N164.95FT TO POB LESS N35FT & LESS W35FT FOR R/W OR 18375-4465 1298 1 COC 26403-1764 05 2008 1	8100 INVESTMENTS LLC	8100 NW 68TH ST	MIAMI	FL	33166

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150010123	15 53 40 .15 AC M/L FLA FRUIT LAND CO SUB PB 2-17 PORT OF TR 10 DESC BEG 657.13FTE OF NW COR OF TR 10 CONT E50.37FT S164.39FT W50.37FT N164.89FT TO POB LESS N35FT FOR R/W F/A/U 30-3015-001-0121 OR 17347-2746 0896 1	CASAL EXPORTS & IMPORTS LLC	8004 NW 68TH ST	MIAMI	FL	33166
3030150010124	15 53 40 .15 AC M/L FLA FRUIT LAND CO SUB PB 2-17 BEG 356.02FT OF NW COR OF TR 10 TH S 88 DEG E 50FT S 01 DEG W 164.89FT N 88 DEG W 50FT N 01 DEG E 164.89FT TO POB LESS N 35FT FOR R/W THEREOF LOT SIZE 6495 SQ FT FAU 30-3015-001-0121 OR 18438-3147 0199 2 (2) COC 21629-3517 08 2003 2	RYLEY PROP LLC	8028 NW 68TH ST	MIAMI	FL	33166
3030150010125	15 53 40 .15 AC M/L FLA FRUIT LAND CO SUB PB 2-17 BEG 406.07FTE OF NW COR OF TR 10 TH S 88 DEG E 50.37FT S 01 DEG W 164.89FT N 88 DEG W 50.37FT N 01 DEG E 164.89FT TO POB LESS N 35FT FOR R/W THEREOF LOT SIZE 6543 SQ FT FAU 30-3015-001-0121 OR 18558-3828 0399 1 COC 24181-1914 01 2006 6	RYLEY PROP LLC	8024 NW 68TH ST	MIAMI	FL	33166
3030150010126	15 53 40 .15 AC M/L FLA FRUIT LAND CO SUB PB 2-17 BEG 456.39FTE OF NW COR OF TR 10 TH S 88 DEG E 50.37FT S 01 DEG W 164.89FT N 88 DEG W 50.37FT N 01 DEG E 164.89FT TO POB LESS N 35FT FOR R/W THEREOF LOT SIZE 6543 SQ FT FAU 30-3015-001-0121 OR 19762-3287 0701 1 COC 24181-1990 01 2006 6	RYLEY PROPERTIES LLC	8020 NW 68TH ST	MIAMI	FL	33166
3030150010127	15 53 40 .15 AC M/L FLA FRUIT LAND CO SUB PB 2-17 BEG 506.79FTE OF NW COR OF TR 10 TH S 88 DEG E 50FT S 01 DEG W 164.89FT W 88 DEG W 50FT N 01 DEG E 164.89FT TO POB LESS N 35FT FOR R/W THEREOF LOT SIZE 6495 SQ FT FAU 30-3015-001-0121 OR 19806-3439/25932-3634 0701 1 COC 25932-3636 09 2007 1	INTERSUPPLY TRADING LLC	8016 NW 68TH ST	MIAMI	FL	33166
3030150010128	15 53 40 .15 AC M/L FLA FRUIT LAND CO SUB PB 2-17 BEG 556.76FTE OF NW COR OF TR 10 TH S 88 DEG E 50FT S 01 DEG W 164.89FT N 88 DEG W 50FT N 01 DEG E 164.89FT TO POB LESS N 35FT FOR R/W THEREOF LOT SIZE 6495 SQ FT FAU 30-3015-001-0121 OR 18936-3147 0100 2 (2)	S A E G INC	8012 NW 68TH ST	MIAMI	FL	33166
3030150010129	15 53 40 .15 AC M/L FLA FRUIT LAND CO SUB PB 2-17 BEG 606.76FTE OF NW COR OF TR 10 TH S 88 DEG E 50.37FT S 01 DEG W 164.89FT N 88 DEG W 50.37FT N 01 DEG E 164.89FT TO POB LESS N35FT FOR R/W THEREOF LOT SIZE 6543 SQ FT FAU 30-3015-001-0121 OR 18936-3147 0100 2 (2)	S A E G INC	8008 NW 68TH ST	MIAMI	FL	33166
3030150010130	15 53 40 8.96 AC FLA FRUIT LAND CO SUB PB 2-17 TR 11 LESS W35FT & S35FT & EXT AREA OF CURVE IN SW COR FOR R/W OR 15253-2172 1091 3 & OR 15925-3141 0593 5 COC 24044-4128 12 2005 5	JOB ELEVEN LLC	6801 NW 82ND AVE	MIAMI	FL	33195
3030150010132	15 53 40 .15 AC M/L FLA FRUIT LAND CO SUB PB 2-17 BEG 707.50FTE OF NW COR OF TR 10 TH S 88 DEG E 50.33FT S 01 DEG W 164.89FT N 88 DEG W 50.33FT N 01 E 164.89FT TO POB LESS N35FT FOR R/W THEREOF LOT SIZE 6537 SQ FT FAU 30-3015-001-0121 OR 19659-0167 03 2001 1	CASAL EXPORTS & IMPORTS LLC	8000 NW 68TH ST	MIAMI	FL	33166
3030150010140	FLA FRUIT LAND CO SUB PB 2-17 S1/2 TR 12 LESS W35FT FOR R/W LOT SIZE 212025 SQ FT OR 11111-336 0581 4	GEORGE VAZQUEZ & CARMEN	6901 NW 82ND AVE	MIAMI	FL	33166
3030150010150	15 53 40 4.868 AC FLA FRUIT LAND CO SUB PB 2-17 N1/2 TR 12 LESS W35FT FOR R/W OR 14586-2047 0590 1	GEORGE VAZQUEZ & CARMEN	6991 NW 82ND AVE	MIAMI	FL	33166
3030150010157	15 53 40 2.46 AC M/L FLA FRUIT LAND CO SUB PB 2-17 E1/2 OF TR 13 LESS W295.44FT & LESS N35FT FOR R/W PER W/P #22364 FAU 30 3015 001 0161 OR 23605-4328 0705 2	DINOTOM VENTURE LLC			FL	33166
3030150010160	15 53 40 2.55 AC FLA FRUIT LAND CO SUB PB 2-17 PORT OF W1/2 OF TRACT 13 DESC COMM SW COR OF NW1/4 OF NE1/4 OF SEC TH N 89 DEG E 35.01FT FOR POB CONT N 89 DEG E 373.17FT N 0 DEG W 294.81FT S 89 DEG W 354.69FT C/C/C SE A/D 39.87FT S 01 DEG E 269.29FT TO POB OR 17263-2105 0796 1 PER W/P #19509	ROCKINVEST INC	8150 NW 71ST ST	MIAMI	FL	33166
3030150010161	15 53 40 2 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W295.44FT OF E1/2 OF TR 13 LESS N35FT FOR R/W PER W/P #22364 COC 25346-4083 01 2007 1	TD 125TH ST LLC			FL	33166
3030150010181	15 53 40 1.20 AC M/L FLA FRUIT LAND CO SUB PB 2-17 TR 14 LESS E1107.85FT & LESS S35FT & W35FT FOR R/W OR 15509-2228 0592 1	LEONARD KESSLER TR	8187 NW 71ST ST	MIAMI	FL	33166
3030150010191	15 53 40 1.131 AC M/L FLA FRUIT LAND CO SUB PB 2-17 E167FT OF W528FT OF TR 20 LESS S35FT OR 21226-2878 052003 1	R & R PEREZ PROPERTY CORP	8321 NW 70TH ST	MIAMI	FL	33166
3030150010192	15 53 40 .89 AC E132FT OF W660FT OF TRACT 20 LESS S35FT CF 74R-32934 OR 13688-922 0588 1	JOHN A STILL & RICHARD A STILL	8309 NW 70TH ST	MIAMI	FL	33166
3030150010193	15 53 40 1.73 AC W255FT OF E660FT OF TR 20 LESS S35FT FOR R/W LOT SIZE 75225 SQ FT OR 11125-1322 0681 1	8265 NW LLC	8285 NW 70TH ST	MIAMI	FL	33166
3030150010194	15 53 40 .96 AC M/L W141.17FT OF E405.17FT OF TR 20 LESS S35FT FOR R/W LOT SIZE 41645 SQ FT OR 11128-278 0681 2	ENRIQUE GONDAR	8249 NW 70TH ST	MIAMI	FL	33166
3030150010197	15 53 40 1.55 AC FLA FRUIT LAND CO SUB PB 2-17 E264FT OF TR 20 LESS S35FT & E35 FT FOR R/W LOT SIZE 67555 SQ FT OR 11128-277 0681 5 OR 10601-1990 1279 1	ENRIQUE GONDAR	8201 NW 70TH ST	MIAMI	FL	33166
3030150010200	15 53 40 .76 AC M/L FLA FRUIT LAND CO SUB PB 2-17 TRACT 21 LESS W1176.66FT & LESS N35FT & E35FT FOR R/W LOT SIZE 33055 SQ FT OR 16229-0020 0194 1	AIR MARITIME CARGO INC	8202 NW 70TH ST	MIAMI	FL	33166
3030150010201	15 53 40 1.55 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W264.12FT OF TR 21 LESS W & N35FT FOR R/W OR 17909-1057 1197 5	ROCKINVEST INC	6969 NW 84TH AVE	MIAMI	FL	33166

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150010202	15 53 40 .89 AC M/L FLA FRUIT LAND CO SUB PB 2-17 E132.04FT OF W396.24FT OF TR 21 LESS N35FT FOR R/W LOT SIZE 38916 SQ FT OR 19475-2281 0101 6	EMILIO N DIAZ REAL ESTATE LLC	8350 NW 70TH ST	MIAMI	FL	33166
3030150010203	15 53 40 .89 AC FLA FRUIT LAND CO PB 2-17 E130.07FT OF W526.31 OF TR 21 LESS N35FT LOT SIZE 38572 SQ FT OR 11802-2285 0583 1 A MANTELLINI C OR 10189-724 1078 1 JOSE A CABRERA &W TOMASA OR 10898-1996 0980 1	RAYMOND R ROMINE	8340 NW 70TH ST	MIAMI	FL	33166
3030150010204	15 53 40 .88 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W656.38FT OF TR 21 LESS W526.31FT & LESS N35FT FOR R/W LOT SIZE 43124 SQ FT OR 19900-0899 0801 1 COC 23654-0440 07 2005 1	BF PACKING CORP	8300 NW 70TH ST	MIAMI	FL	33166
3030150010205	15 53 40 .88 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W786.45FT OF TR 21 LESS W656.38FT & LESS N35FT FOR R/W LOT SIZE 38332 SQUARE FEET OR 14505-1528 0390 2	ARTURO VAZQUEZ	8266 NW 70TH ST	MIAMI	FL	33166
3030150080060	PALMETTO PLACE CONDO UNIT 106-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 17675-1028 0597 2 (3)	HENRY D CASTRO SR & YOLANDA	7750 NW 71ST ST # 106A	MIAMI	FL	33166
3030150010206	15 53 40 .88 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W916.52FT OF TR 21 LESS W786.45FT LESS N35FT FOR R/W LOT SIZE 38332 SQUARE FEET OR 14505-1528 0390 2	ARTURO VAZQUEZ	8252 NW 70TH ST	MIAMI	FL	33166
3030150010207	15 53 40 .44 AC FLA FRUIT LAND CO SUB PB 2-17 W1046.59FT OF TR 21 LESS W981.62FT & LESS N35FT FOR R/W LOT SIZE 19147 SQFT OR 13987-604-0289-2	L V AUTO PARTS	8240 NW 70TH ST	MIAMI	FL	33166
3030150010208	15 53 40 .89 AC M/L FLA FRUIT LAND CO SUB PB 2-17 E130.07FT OF W1176.66FT OF TRACT 21 LESS N35FT LOT SIZE 38571.55 SQ FT OR 17186-3365 0496 1	TBS ENTERPRISES	8220 NW 70TH ST	MIAMI	FL	33166
3030150010209	15 53 40 .44 AC FLA FRUIT LAND CO SUB PB 2-17 W981.62FT OF TR 21 LESS W916.52FT & LESS N35FT FOR R/W F/A/U 30-3015-001-0207 LOT SIZE 19185 SQFT OR 20317-0254 0402 6	VALPART ENTERPRISES LLC	8242 NW 70TH ST	MIAMI	FL	33166
3030150010210	15 53 40 8.459 AC FLA FRUIT LAND CO SUB PB 2-17 TR 22 LESS E-W-S 35FT FOR R/W OR 12950-2695 0786 1 COC 24044-4126 12 2005 4	JOB TEN LLC	6800 NW 82ND AVE	MIAMI	FL	33166
3030150010221	15 53 40 8.68 AC FLA FRUIT LAND CO SUB PB 2-17 ALL OF TR 23 LESS W & E35FT FOR R/W & LESS N35FT OF E1/2 & LESS N35FT OF W396FT FOR R/W OR 13268-2538 0487 5 COC 24044-4124 12 2005 5	JOB NINE LLC	8256 NW 68TH ST	MIAMI	FL	33166
3030150010230	15 53 40 1.20 AC E1/2 OF TR 25 LESS E299.90FT & LESS W183FT & LESS S35FT THEREOF F/A/U 30-3015-001-0232 OR 15518-0915 0592 6 COC 25251-2797 12 2006 4	8451 ENTERPRISES LLC	8451 NW 66TH ST	MIAMI	FL	33166
3030150010232	15 53 40 1.24 AC E1/2 TR 25 LESS E477FT & LESS S35FT OR 17079-1999 0196 1	FOREMOST FOLIAGE INC	8475 NW 66TH ST	MIAMI	FL	33166
3030150010240	15 53 40 .827 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W1/2 OF TR 25 LESS W534.47FT & LESS S35FT LOT SIZE 36987 SQ FT OR 18085-1152 0498 1	DMS PROPERTIES INC	8501 NW 66TH ST	MIAMI	FL	33166
3030150010243	15 53 40 .82 AC FLA FRUIT LAND CO SUB PB 2-17 PORT OF TR 25 DESC BEG 288FTE & 35FTN OF W1/4 OF SEC CONT N294.65FT W121.23FT S294.65FT E121.23FT TO POB LOT SIZE 35720 SQ FT FAU 30-3015-001-0240 OR 17871-1797 1197 1	HUMDOL INC	8665 NW 66TH ST	MIAMI	FL	33166
3030150010246	15 53 40 .841 AC FLA FRUIT LAND CO SUB PB 2-17 PORT OF W1/2 OF TR 25 DESC BEG 410.27FTE & 35FTN OF W1/4 OF SEC CONT N294.66FT E124.20FT S294.67FT W124.20FT TO POB LOT SIZE 36598 SQ FT F/A/U 30-3015-001-0240 OR 20257-0905 0202 4	AMPRO INVESTMENTS LLC	8525 NW 66TH ST	MIAMI	FL	33166
3030150010246	15 53 40 .841 AC FLA FRUIT LAND CO SUB PB 2-17 PORT OF W1/2 OF TR 25 DESC BEG 410.27FTE & 35FTN OF W1/4 OF SEC CONT N294.66FT E124.20FT S294.67FT W124.20FT TO POB LOT SIZE 36598 SQ FT F/A/U 30-3015-001-0240 OR 20257-0905 0202 4	AMPRO INVESTMENTS LLC	8525 NW 66TH ST	MIAMI	FL	33166
3030150010246	15 53 40 .841 AC FLA FRUIT LAND CO SUB PB 2-17 PORT OF W1/2 OF TR 25 DESC BEG 410.27FTE & 35FTN OF W1/4 OF SEC CONT N294.66FT E124.20FT S294.67FT W124.20FT TO POB LOT SIZE 36598 SQ FT F/A/U 30-3015-001-0240 OR 20257-0905 0202 4	AMPRO INVESTMENTS LLC	8525 NW 66TH ST	MIAMI	FL	33166
3030150010250	15 53 40 .95 AC FLA FRUIT LAND CO SUB PB 2-17 E140FT OF W529.08FT OF W1/2 OF TR 26 LESS N35FT FOR R/W OR 14990-2618 0491 1	TOP SERVICES SYSTEMS CORP	8570 NW 68TH ST	MIAMI	FL	33166
3030150010251	15 53 40 .89 AC FLA FRUIT LAND CO SUB PB 2-17 E132FT OF W1/2 OF TR 26 LESS N35FT FOR R/W OR 15693-3558 1092 1 COC 24870-1162 08 2006 1	68TH ST HOLDINGS LLC	8510 NW 68TH ST	MIAMI	FL	33166
3030150010252	15 53 40 .89 AC FLA FRUIT LAND CO SUB PB 2-17 W132FT OF E528FT OF E1/2 TR 26 LESS N35FT FOR R/W LOT SIZE 38940 SQ FT OR 12337-1684 1184 4 JOSE SAN PEDRO OR 16484-1938 0894 1 COC 23026-1273 01 2005 1	MEL PROPERTY INC	8470 NW 68TH ST	MIAMI	FL	33166
3030150010253	15 53 40 .89 AC FLA FRUIT LAND CO SUB PB 2-17 W132FT OF E660FT OF TR 26 LESS N35FT FOR R/W LOT SIZE 38940 SQ FT OR 17084-0293 0296 1	DMR INVESTMENTS INC	8490 NW 68TH ST	MIAMI	FL	33166
3030150010254	15 53 40 1.74 AC FLA FRUIT LAND CO SUB PB 2-17 E257.04FT OF W389.08FT OF W1/2 OF TR 26 LESS N35FT FOR R/W OR 15601-2767 0792 1 COC 26442-2136 06 2008 1	SNJ HOLDINGS LLC	8686 NW 68TH ST	MIAMI	FL	33166
3030150010260	15 53 40 4.23 AC FLA FRUIT LAND CO SUB PB 2-17 E1/2 TR 27 LESS E35FT & S35FT FOR R/W OR 12117-616 0484 4	ROLINVEST NV A/C	6800 NW 84TH AVE	MIAMI	FL	33166

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150010261	15 53 40 .62 AC FLA FRUIT LAND CO SUB PB 2-17 W1/2 OF TR 27 LESS E528FT & LESS S35FT & LESS W40FT THEREOF OR 21291-0757 05 2003 1	AAC LLC	6805 NW 87TH AVE	MIAMI	FL	33178
3030150010262	15 53 40 1.788 AC FLA FRUIT LAND CO SUB PB 2-17 W264FT OF E528FT OF W1/2 OF TR 27 LESS S35FT FOR R/W F/A/U 30-3015-001-0261 OR 17219-0776 0596 1	W M M INVESTMENTS INC	8601 NW 68TH ST	MIAMI	FL	33166
3030150010263	15 53 40 1.79 AC FLA FRUIT LAND CO SUB PB 2-17 E264FT OF W1/2 OF TR 27 LESS S35FT FOR R/W OR 16240-5083 0294 1	W M M INVESTMENTS INC	8505 NW 68TH ST	MIAMI	FL	33166
3030150010270	15 53 40 8.43 AC FLA FRUIT LAND CO SUB PB 2-17 TRACT 28 LESS N35FT & LESS E35FT & LESS W40FT FOR R/W & LESS EXT AREA OF CURVE IN NW COR OR 15341-346 492 6	GLANAMARAL CORP	6900 NW 84TH AVE	MIAMI	FL	33166
3030150010310	15 53 40 .67 AC M/L FLA FRUIT LAND CO SUB PB 2-17 N1/2 OF W264.49FT OF TR 32 LES	FRAXEDAS MANAGEMENT CORP			FL	33166
3030150010312	15 53 40 .85 AC FLA FRUIT LAND CO SUB PB 2-17 S1/2 OF W264.49FT OF TR 32 LESS W40FT FOR R/W LOT SIZE 37041 SQ FT OR 23949-2702 1105 5 (4)	FRAXEDAS MANAGEMENT CORP			FL	33166
3030150010313	15 53 40 1 AC FLA FRUIT LAND CO SUB PB 2-17 S1/2 OF E264.49FT OF W528.98FT OF TR 32 LOT SIZE 43606 SQ FT OR 23949-2702 1105 5 (4)	FRAXEDAS MANAGEMENT CORP			FL	33166
3030150010314	15 53 40 .7912 AC M/L FLA FRUIT LAND CO SUB PB 2-17 N1/2 OF E264.69FT OF W528.9	FRAXEDAS MANAGMENT CORP			FL	33166
3030150010315	15 53 40 .79 AC FLA FRUIT LAND CO SUB PB 2-17 N1/2 OF E264.49FT OF W793.47FT OF	LOPEZ ASSETS CORP			FL	33166
3030150010317	15 53 40 .50 AC FLA FRUIT LAND CO SUB PB 2-17 S1/2 OF W132.22FT OF E528.44FT OF TR 32 LOT SIZE 21802 SQ FT OR 20110-1941 1201 5 (2)	ARK ENTERPRISES LLC			FL	33166
3030150010343	15 53 40 2.46 AC FLA FRUIT LAND CO SUB PB 2-17 TR 35 LESS W923.86FT & LESS N & E35FT THEREOF LOT SIZE 107144 SQ FT OR 17416-1310 1096 5	82ND AVE WAREHOUSE INC	6350 NW 82ND AVE	MIAMI	FL	33166
3030150010318	15 53 40 .4038 A/C M/L FLA FRUIT LAND CO SUB PB 2-17 N1/2 OF W132.22FT OF E528.44FT OF TR 32 LESS PORT OF TR 32 DESC BEG 797.85FT E & 40FTS OF NW COR OF TR 32 TH N 89 DEG E 129.25FT S 01 DEG E 33.22FT WLY AD 101.41FT N 89 DEG W 27.89FT N 01 DEG W 31.67FT TO POB PER COURT CASE OR 28357-4713 LOT SIZE 17591 SQ FT	ARK ENTERPRISES LLC			FL	33166
3030150010319	15 53 40 2.14 AC M/L FLA FRUIT LAND CO SUB PB 2-17 E396.22FT OF TR 32 LESS N40FT & LESS E35FT & LESS EXT AREA OF CURVE IN NW COR & LESS PORT OF TR 32 DESC AS BEG 927.09FTE & 40.00FTS OF NW COR OF SEC 15 TH N 89 DEG E 336.92FT SELY AD 38.66FT S 01 DEG E 35.04FT NWLY & WLY AD 50.61FT WLY AD 328.91FT N 01 DEG W 33.22FT TO POB	MARIO O PINERA	7300 NW 84TH AVE	MEDLEY	FL	33166
3030150010321	15 53 40 1.85 AC M/L FLA FRUIT LAND CO SUB PB 2-17 E269.92FT OF W593.83FT OF TR 33 LESS N35FT LOT SIZE 80692 SQ FT OR 23122-3694 11 2004 5	H&F REAL PROPERTY INVESTMENTS LLC	6338 NW 66TH ST	MIAMI	FL	33166
3030150010323	15 53 40 .95 AC M/L FLA FRUIT LAND CO SUB PB 2-17 E140.17FT OF W734FT OF TR 33 LESS N35FT LOT SIZE 41350 SQ FT OR 19427-2365 1200 5	ORNEV HOLDINGS LCC	8290 NW 66TH ST	MIAMI	FL	33166
3030150010330	15-53-40 2.36 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W383FT OF TR 34 LESS W35FT & S35FT FOR R/W LOT SIZE 102660 SQ FT OR 10069-0041 0678 1	OCEAN CITY GROUP LLC	6401 NW 84TH AVE	MIAMI	FL	
3030150010332	15 53 40 1.42 AC FLA FRUIT LAND CO SUB PB 2-17 E250.08FT OF TR 34 LESS E & S25FT & LESS EXT AREA OF CURVE IN SE COR FOR R/W OR 10933-1058/20381-2039 1180 1	TURTLE INDUSTRIAL DEVELOP CORP	8201 NW 64TH ST	MIAMI	FL	33166
3030150010340	15 53 40 2.22 AC FLA FRUIT LAND CO SUB PB 2-17 E329.71FT OF W923.86FT OF TR 35 LESS N35FT FOR R/W LOT SIZE 96523 SQ FT OR 17416-1309 1096 5	64 ST WAREHOUSE INC	8280 NW 64TH ST	MIAMI	FL	33166
3030150010341	15 53 40 1.249 AC M/L FLA FRUIT LAND CO SUB PB 2-17 E184.45FT OF W448.53FT OF TR 35 LESS N35FT FOR R/W LOT SIZE 54398 SQ FT OR 19136-2270 0500 1	FIVE BROTHERS INVSTMENTS CORP	8372 NW 64TH ST	MIAMI	FL	33166
3030150010342	15 53 40 1.52 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W264.08FT OF TRACT 35 LESS W35FT & LESS N35FT & LESS EXT AREA OF CURVE IN NW COR FOR R/W OR 18574-3009 0399 5	ALICE DIANE STEPHENS	6355 NW 84TH AVE	MIAMI	FL	33166
3030150010344	30 53 40 .986 AC M/L FLA FRUIT LAND CO SUB PB 2-17 E145.66FT OF W594.15FT OF TR 35 LESS N35FT FOR R/W PER W/P #19957 LOT SIZE 42949 SQ FT FAU 30-3015-001-0341 COC 23465-0023 06 2005 5	8322 NW CORP	8322 NW 64TH ST	MIAMI	FL	33166
3030150010350	15 53 40 9.47 AC FLA FRUIT LAND CO SUB PB 2-17 TRACT 36 LESS W35FT & LESS E35FT FOR R/W	FLORIDA POWER & LIGHT CO	6255 NW 84TH AVE	MIAMI	FL	33166
3030150010360	15 53 40 9.47 AC M/L FLA FRUIT LAND CO SUB PB 2-17 TR-37 LESS E & W35FT LOT SIZE 412500 SQ FT OR 9885-0210	KELLY TRACTOR CO	6125 NW 84TH AVE	MIAMI	FL	33166
3030150010370	15 53 40 9.47 AC M/L FLA FRUIT LAND CO SUB PB 2-17 TR-38 LESS E & W35FT LOT SIZE 412500 SQ FT OR 9885-0210	KELLY TRACTOR CO	8255 NW 58TH ST	DORAL	FL	33166
3030150010380	15 53 40 15.966 AC M/L FLA FRUIT LAND CO SUB PB 2-17 ALLOF TRACT 39 & 40 LESS E43 FT W35 FT & S100 FT	KELLY TRACTOR CO	8255 NW 58TH ST	DORAL	FL	33166
3030150010410	15 53 40 9.74 AC FLA FRUIT LAND CO SUB PB 2-17 TR 42 LESS E35FT & LESS W40FT FOR R/W	KELLY TRACTOR CO	5900 NW 84TH AVE	MIAMI	FL	33166
3030150010440	15 53 40 .69 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W131.8FT OF E426FT OF TR 44 LESS S35FT FOR R/W OR 19513-0480 0101 4 (2)	SUBIZ LLC	8461 NW 61ST ST	MIAMI	FL	33166
3030150010441	15 53 40 - .67 AC M/L FL FRUIT LAND CO SUB PB 2-17 W259.2FT OF E294.2FT OF TR 44 LESS N147.5 FT & LESS S35 FT OR 17779-0104 0497 5	EMILIO J SOLO	6100 NW 84TH AVE	MIAMI	FL	33166

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150010441	15 53 40 - .87 AC M/L FL FRUIT LAND CO SUB PB 2-17 W259.2FT OF E294.2FT OF TR 44 LESS N147.5 FT & LESS S35 FT OR 17779-0104 0497 5	EMILIO J SOLO	6100 NW 84TH AVE	MIAMI	FL	33166
3030150010442	15-53-40 .89 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W132.1FT OF E558.10FT OF TR 44 LESS S35FT FOR R/W LOT SIZE 38936 SQ FT OR 19513-0480 0101 4 (2)	SUBIZ LLC	8475 NW 61ST ST	MIAMI	FL	33166
3030150010443	15 53 40 .89 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W132.1FT OF E690.2FT OF TR 44 LESS S35FT FOR R/W LOT SIZE 38936 SQ FT OR 20428-2546 0502 6 (2)	DEC INVESTMENTS LLC			FL	33166
3030150010444	15 53 40 2.077 AC M/L FLA FRUIT LAND CO PB 2-17 PORT OF TR 44 DESC BEG 40FTW OF NW COR OF TR 44 TH E309.29FT S294.70FT W281.41FT N270.36FT TO POB OR 18564-4364 0499 1	TRIPLE S INTERNATIONAL INC	8645 NW 61ST ST	MIAMI	FL	33166
3030150010445	15 53 40 .894 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W131.1FT OF E822.3FT OF TR 44 LESS S35FT LOT SIZE 38942 SQ FT OR 20428-2546 0502 6 (2)	DEC INVESTMENTS LLC	8511 NW 61ST ST	MIAMI	FL	33166
3030150010446	15 53 40 .88 AC M/L FLA FRUIT LAND CO SUB PB 2-17 N147.5FT OF W259.2FT OF E294.2FT OF TR 44 OR 12735-998 1285 1	HERZFELDS INC CORP	6180 NW 84TH AVE	MIAMI	FL	33166
3030150010447	15 53 40 1.036 AC M/L FLA FRUIT LAND CO PB 2-17 TR 44 LESS E822.3FT & LESS W349.29FT & LESS S35FT THEREOF OR 18715-0176 0799 1	MLFL HOLDINGS LLC	8601 NW 61ST ST	MIAMI	FL	33166
3030150010468	15 53 40 .88 AC FLA FRUIT LAND CO SUB PB 2-17 W130FT OF E1179FT OF TR 46 LESS N35FT FOR R/W OR 20932-2902 24538-4575 1202 4	CECILIO LOPEZ TR	8600 NW 64TH ST	MIAMI	FL	33166
3030150010469	15 53 40 .694 AC M/L FL FRUIT LAND CO SUB PB 2-17 W143FT OF E1322FT OF TR 46 LESS N35FT & W40FT & LESS EXT CURVE AREA OF CURVE IN NW COR LOT SIZE 30210 SQ FT OR 23122-3698 11 2008	H&F REAL PROPERTY INVESTMENTS LLC	6301 NW 87TH AVE	MIAMI	FL	33178
3030150010470	15 53 40 1.023 AC FLA FRUIT LAND CO SUB PB 2-17 E230FT OF TR 47 LESS E & S 35FT & LESS EXT AREA OF CURVE IN SE COR FOR R/W OR 26914-3098 0609 11	ALICE DIANE STEPHENS	6400 NW 84TH AVE	MIAMI	FL	33166
3030150010475	15 53 40 FLA FRUIT LAND CO SUB PB 2-17 W184FT OF THE E947.50FT OF TR 47 LESS S35FT LOT SIZE 54259 SQ FT FAU 30 3015 001 0470	HOPTON CORPORATION	8551 NW 64TH ST	MIAMI	FL	33166
3030150080050	PALMETTO PLACE CONDO UNIT 105-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 15116-2475 0791 4 COC 22222-2253 04 2004 1	HENRY D CASTRO	7750 NW 71ST ST # 105A	MIAMI	FL	33166
3030150010477	15 53 40 FLA FRUIT LAND CO SUB PB 2-17 W169FT OF THE E1116.50FT OF TR 47 LESS S35FT LOT SIZE 49816 SQ FT FAU 30 3015 001 0475	NEW MIA WAREHOUSES LLC	8615 NW 64TH ST	MIAMI	FL	33166
3030150010480	15 53 40 1.05 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W139FT OF E763.50FT OF TR 47 LESS S35FT THEREOF LOT SIZE 45870 SQFT F/A/U 30-3015-001-0470 OR 22253-4039 0404 1	AVH INVESTMENTS LLC	8501 NW 64TH ST	MIAMI	FL	33166
3030150010485	15 53 40 2.67 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W394.50FT OF E624.50FT OF TR 47 LESS S35FT FOR R/W LOT SIZE 116378 SQ FT F/A/U 30 3015 001 0470 OR 22527-4501 07041	R M D INVESTMENTS INC	8421 NW 64TH ST	MIAMI	FL	33166
3030150010490	15 53 40 1.587AC TRACT 49 LESS W440FT E650FT & N35FT FOR R/W OR 13741-2462 0788 1	ALBERTO TAMAYO & FELIPA &			FL	33166
3030150010491	15 53 40 1.49 AC FLA FRUIT LAND CO SUB PB 2-17 N165FT OF W500FT OF E650FT OF TR 49 PER UNITY OF TITLE TO DADE COUNTY DATED 12-4-67 LESS N35FT FOR R/W LOT SIZE IRREGULAR OR 13741-2462 0788 2	ALBERTO TAMAYO & FELIPA	6550 NW 77TH CT	MIAMI	FL	33166
3030150010492	15 53 40 2.98 AC FLA FRUIT LAND CO SUB PB 2-17 W440FT OF TR 49 LESS N35FT FOR R/W LOT SIZE IRREGULAR OR 16746-1817 0395 1	OLOS INVESTMENTS INC	7860 NW 66TH ST	MIAMI	FL	33166
3030150010493	15 53 40 1.893AC W500FT OF E650.04FT OF TR 49 LESS N165.01FT THEREOF OR 12609-507 0885 1 COC 25727-3476 05 2007 1	M & R INVESTMENT LLC	6500 NW 77TH CT	MIAMI	FL	33166
3030150010500	15 53 40 3.12 AC FLA FRUIT LAND CO SUB PB 2-17 W660FT OF N1/2 & W200FT OF S1/2 OF TR 50 LESS S35FT LOT SIZE IRREGULAR OR 18391-4484/86 1298 1	HNW BUILDING CORP	7875 NW 64TH ST	MIAMI	FL	33166
3030150010510	15 53 40 1 AC FLA FRUIT LAND CO SUB PB 2-17 W264FT OF E1120FT OF S1/2 OF TR 50 LOT SIZE IRREGULAR OR 9555 696	AMERICAN BUMPER CORP	7851 NW 64TH ST	MIAMI	FL	33166
3030150010520	15 53 40 .93 AC FLA FRUIT LAND CO SUB PB 2-17 W247FT OF E397FT OF N1/2 TR 50 LESS R/W LOT SIZE 40510 SQUARE FEET OR 19850-0741 0801 1	6450 BUILDING LLC	6450 NW 77TH CT	MIAMI	FL	33166
3030150010550	15 53 40 .51 AC FLA FRUIT LAND CO SUB PB 2-17 W171FT OF E321FT OF S1/2 OF TR 50 LESS S35FT LOT SIZE 22272 SQ FT OR 20179-2102 0102 6	ZJM CORP	6400 NW 77TH CT	MIAMI	FL	33166
3030150010555	15 53 40 .22 AC FLA FRUIT LAND CO SUB PB 2-17 W75FT OF E396FT OF S1/2 OF TR 50 LESS S35FT THEREOF LOT SIZE 9767 SQ FT FAU 30-3015-001-0550 OR 17712-0694-0695-0697 5	REYES HOLDINGS LLC	7715 NW 64TH ST	MIAMI	FL	33166
3030150010560	15 53 40 .68 A/C FLA FRUIT LAND CO SUB PB 2-17 E230FT OF W690FT OF S1/2 OF TR 50 LESS S35FT FOR R/W LOT SIZE 29621 SQ FT OR 14679-1819 0890 1	BOLTON PROPERTIES INC	7801 NW 64TH ST	MIAMI	FL	33166
3030150010581	13 53 40 .351 AC M/L FLA FRUIT LAND CO SUB PB 2-17 E450FT OF TR 52 LESS N91.50FT OF W217FT OF E450FT & LESS N118FT OF W83FT OF E233FT & LESS E150FT & LESS S35FT FOR R/W LOT SIZE 59018 SQ FT OR 18574-3003 0399 5 (5)	ALICE DIANE STEPHENS	7715 NW 62ND ST	MIAMI	FL	33166
3030150010582	15-53-40 .77 AC M/L FLORIDA FRUIT LAND CO SUB PB 2-17 E300FT OF W710.65FT OF TR 52 LESS N183FT & S35FT OR 18574-3003 0399 5 (5)	ALICE DIANE STEPHENS	7801 NW 62ND ST	MIAMI	FL	33166
3030150010583	15 53 40 .744 AC M/L FLA FRUIT LAND CO SUB PB 2-17 TR 52 LESS W710.56FT & LESS E450FT & LESS N91.50FT & LESS S35FT THEREOF LOT SIZE 32838 SQ FT OR 23504-0147 06 2005 6(3)	ROLLINS CONTINENTAL INC	7725 NW 62ND ST	MIAMI	FL	33166

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Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150010584	15 53 40 .630 AC M/L FLA FRUIT LAND CO SUB PB 2-17 S91.5FT OF N183FT OF E300FT OF W710.65FT OF TR 52 OR 18574-3003 0399 5 (5)	ALICE DIANE STEPHENS			FL	33166
3030150010585	15 53 40 .199 AC M/L FLA FRUIT LAND CO SUB PB 2-17 N91.50FT OF E94.50FT OF W601.5FT OF TR 52 LOT SIZE 8647 SQ FT OR 22987-1927 01 2005 2(3)	7744 COMMERCE PARK LLC			FL	33166
3030150010587	FLA FRUIT LAND CO SUB PB 2-17 W410.65FT OF TR 52 LESS N91.5FT & LESS S91.5FT OF N183FT OF E135.65FT OF W225.65FT & LESS S35FT FOR R/W LOT SIZE 71153 SQ FT OR 18574-3003 0399 5 (5)	ALICE DIANE STEPHENS	7851 NW 62ND ST	MIAMI	FL	33166
3030150010590	15 53 40 1.008 AC FLA FRUIT LAND CO SUB PB 2-17 PORT OF TR 53 LYG W OF PALMETTO EXPWY LESS W419.03FT & LESS BEG 35.01FTS & 863.71FTE OF NW COR OF TR 53 CONT E282.45FT SELY AD 41.46FT S 05 DEG W 269.26FT N 89 DEG W 284.22FT N 00 DEG E 295.34FT TO POB & LESS BEG 35FTS & 419.15FTE OF NW COR OF TR 53 CONT E155.66FT S295.25FT W148.50FT N295.30FT TO POB & LESS N35FT FOR R/W & LESS COMM NW COR OF TR 53 S 01 DEG E 35.01FT N 90 DEG E 574.81FT FOR POB CONT N 90 DEG E 146.10FT S 00 DEG W 296.30FT N 89 DEG W 146.10FT N 00 DEG E 295.25FT TO POB OR 18569-2023 0499 1	COSTEX CORPORATION	7800 NW 62ND ST	MIAMI	FL	33166
3030150010591	15 53 40 .992 AC FLA FRUIT LAND CO SUB PB 2-17 PORT OF TR 53 DESC COMM NW COR OF TR 53 S 01 DEG E 35.01FT N 90 DEG E 574.81FT FOR POB CONT N 90 DEG E 146.10FT S 00 DEG W 296.30FT N 89 DEG W 146.10FT N 00 DEG E 295.25FT TO POB FAU 30-3015-001-0590 OR 22272-3782 02 2004 6	COSTEX CORPORATION	7820 NW 62ND ST	MIAMI	FL	33166
3030150010593	15 53 40 1.03 AC FLA FRUIT LAND CO SUB PB 2-17 PORT OF TR 53 DESC BEG 35FTS & 419.15FTE OF NW COR OF TR CONT E155.66FT S295.25FT W148.50FT N295.30FT TO POB LOT SIZE 44840 SQ FT FAU 30-3015-001-0590 OR 23424-2829/23424-2829 0505 1 COC 26333-1341 02 2008 5	HYMAN I ASH	7840 NW 62ND ST	MIAMI	FL	33166
3030150010595	15 53 40 1.955 AC FLA FRUIT LAND CO SUB PB 2-17 PORT OF TR 53 LYG W OF PALMETTO EXPWY DESC BEG 35.01FTS & 863.71FTE OF NW COR OF TR 53 CONT E282.45FT SELY AD 41.46FT S 05 DEG W 269.26FT N 89 DEG W 284.22FT N 00 DEG E 295.34FT TO POB F/A/U 30-3015-001-0590 OR 17096-3635 0296 1	COSTEX CORP	6100 NW 77TH CT	MIAMI	FL	33166
3030150010610	15 53 40 1.12 AC FLA FRUIT LAND CO SUB PB 2-17 W90FT OF TR 53 & E75FT OF TR 60 LESS N35FT THEREOF FOR R/W LOT SIZE 48697 SQ FT OR 20941-4191 0103 6 COC 22984-0299 12 2004 1	COSTEX CORP	7880 NW 62ND ST	MIAMI	FL	33166
3030150010620	15 53 40 8.51 AC M/L FLA FRUIT LAND CO SUB PB 2-17 TR 54 LESS R/W PER UNITY OF TITLE TO DADE CO PR ADD 6000 NW 77 AVE LOT SIZE IRREGULAR	LOSADA TRUCK & EQUIPMENT INC	6010 NW 77TH CT	MIAMI	FL	33166
3030150010631	15 53 40 .85 AC FLA FRUIT LAND CO SUB PB 2-17 BEG NW COR OF TR 55 E262FT SLY165FT W257.91FT NLY165.05FT TO POB LESS W35FT FOR R/W LOT SIZE 37125 SQ FT OR 17647-3083 0597 1	HI POWER HOLDINGS INC	5975 NW 79TH AVE	MIAMI	FL	33166
3030150010690	15 53 40 TRACTS 60 & 61 LESS E75FT OF TR 60 & LESS 43FT FOR R/W & PORT OF TR 52 DESC BEG NW COR OF TR 52 TH E507FT S91.5FT W281.35FT S91.5FT W135.65FT N91.5FT W90FT N91.5FT TO POB & W95.78FT OF E720.28FT OF N91.5FT & W83FT OF E233FT OF N118FT TR 52 LOT SIZE 782380 SQ FT	FLORIDA POWER & LIGHT CO	6195 NW 82ND AVE	MIAMI	FL	33166
3030150010710	15 53 40 1.834 AC M/L FLA FRUIT LAND CO SUB PB 2-17 E340FT OF TR 62 LESS S60FT & N35FT FOR R/W OR 23507-3272 06 2005 6	HNW 2 BUILDING CORP	7900 NW 64TH ST	MIAMI	FL	33166
3030150010711	15 53 40 1.79 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W299.85FT OF TR 62 LESS W & N35FT LOT SIZE 77997 SQ FT OR 11939-0637 0983 1	64TH STREET DORAL LLC	8150 NW 64TH ST	MIAMI	FL	33166
3030150010712	15 53 40 FLA FRUIT LAND CO SUB PB 2-17 TR 62 LESS E784FT & LESS W299.85FT & LESS N35FT THEREOF LOT SIZE 69664 SQ FT OR 16443-3304-05 1193 4	SERAND ENTERPRISES INC	8050 NW 64TH ST	MIAMI	FL	33166
3030150010716	15 53 40 .812 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W120FT OF E544FT OF TR 62 LESS N35FT FOR R/W OR 18608-4169 0599 5 COC 24151-3976 26204-3450 0107 5	SEACOST EQUIPMENT CORP &	7970 NW 64TH ST	MIAMI	FL	33166
3030150010730	15 53 40 8.42 AC FLA FRUIT LAND CO SUB PB 2-17 TR 48 LESS N35FT & W40FT & E35FT FOR R/W OR 24044-4122 1205 1	JOB EIGHT LLC	8400 NW 66TH ST	MIAMI	FL	33166
3030150030020	15 53 40 1.72 AC M/L WOLLARD IND TRACT PB 72-74 W276.95FT OF TR A LOT SIZE IRREGULAR OR 13473-0712 1187 4	GENERAL CONTRACTING & CONST CO	7860 NW 71ST ST	MIAMI	FL	33166
3030150040010	GENERAL HENRY PROP PB 92-24 PORT OF TR-A DESC BEG 95FT E OF NW COR TR-A S116FT E70.05FT S143.93FT E107.39FT N129.98FT W8.43FT N129.93FT W172.40FT TO POB LOT SIZE 35631 SQUARE FEET OR 17336-4955 0896 4	GRUPO INMOBILIARIO DE	7860 NW 67TH ST	MIAMI	FL	33166
3030150040030	GENERAL HENRY PROP PB 92-24 PORT OF TR-A DESC BEG 25.61FTE OF X OF N/L & W/L OF TR A TH E75FT S116FT E70.05FT S143.93FT W140.65FT NWLY A/D 38.67FT N209.95FT NELY A/D 39.87FT TO POB LOT SIZE 34501 SQUARE FEET OR 13728-662 0688 3	GRUPO INMOBILIARIO DE			FL	33166
3030150050010	15 53 40 0.8915 AC RON-DON SUBDIVISION PB 94-58 TRACT A LOT SIZE 38833 SQ FT OR 21146-3052 0303 6 COC 26146-3120 12 2007 1	OLYMPIA DORAL PROPERTIES	6650 NW 77TH CT	MIAMI	FL	33166
3030150050020	15 53 40 0.8912 AC RON-DON SUBDIVISION PB 94-58 TRACT 'B' LOT SIZE 38820 SQ FT OR 11517-1994 0782 5	MOTOR SERVICE INC	6600 NW 77TH CT	MIAMI	FL	33166
3030150060010	CORAL INDUSTRIAL HGTS PB 99-29 LOT 1 BLK 1 LOT SIZE 33323 SQ FT COC 24753-2525 06 2006 1	MAYRUTH DOMINGUEZ GRANADO &			FL	33166

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Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150060030	CORAL INDUSTRIAL HGTS PB 99-29 LOT 3 BLK 1 LOT SIZE 38471 SQ FT COC 23664-3242 06 2005 5	HYDROPOWER EQUIMENT INTERNATL INC	8421 NW 70TH ST	MIAMI	FL	33166
3030150060040	CORAL INDUSTRIAL HGTS PB 99-29 LOT 4 BLK 1 LOT SIZE 38470 SQ FT OR 12419-1759 0285 5	STUART H ARCHER	8451 NW 70TH ST	MIAMI	FL	33166
3030150060050	CORAL INDUSTRIAL HGTS PB 99-29 LOT 5 BLK 1 LOT SIZE 38467 SQ FT OR 12419-1759 0285 5	STUART H ARCHER			FL	33166
3030150060060	CORAL INDUSTRIAL HGTS PB 99-29 LOT 6 BLK 1 LOT SIZE 38466 SQ FT OR 12419-1759 0285 5	STUART H ARCHER			FL	33166
3030150060070	CORAL INDUSTRIAL HGTS PB 99-29 LOT 7 BLK 1 LOT SIZE 38465 SQ FT OR 12419-1759 0285 5	STUART H ARCHER			FL	33166
3030150060080	CORAL INDUSTRIAL HGTS PB 99-29 LOT 8 BLK 1 LOT SIZE 38465 SQ FT OR 13520-2721 1287 1 COC 21495-4730 06 2003 1	SANCHEZ ARANGO ENTERP INC	8651 NW 70TH ST	MIAMI	FL	33166
3030150070020	MANUFACTURERS IND PARK PB 100-37 LOT 2 & W1/2 OF LOT 3 BLK 1 LOT SIZE 30938 SQUARE FEET OR 16392-1384 1193 5	PALMETTO COMMERCIAL CENTER	8151 NW 60TH ST	MIAMI	FL	33166
3030150070040	MANUFACTURERS IND PARK PB 100-37 E1/2 OF LOT 3 & LOT 4 BLK 1 LOT SIZE 30938 SQUARE FEET OR 16392-1384 1193 5	PALMETTO COMMERCIAL CENTER	8101 NW 60TH ST	MIAMI	FL	33166
3030150070050	MANUFACTURERS IND PARK PB 100-37 LOT 5 BLK 1 LOT SIZE 20627 SQ FT OR 18200-1680 0798 1 COC 25938-4536 09 2007 4	TRADINTER PROPERTIES LLC	8035 NW 60TH ST	MIAMI	FL	33166
3030150070060	MANUFACTURERS IND PARK PB 100-37 LOT 6 BLK 1 LOT SIZE 20628 SQ FT OR 11323-582 0182 1	ARAFAMY HOLDINGS LLC	8029 NW 60TH ST	MIAMI	FL	33166
3030150070070	MANUFACTURERS IND PARK PB 100-37 LOT 7 BLK 1 LOT SIZE 20629 SQ ST OR 11766-345 1260 4	ARAFAMY HOLDINGS LLC	8025 NW 60TH ST	MIAMI	FL	33166
3030150070080	MANUFACTURERS IND PARK PB 100-37 LOT 8 BLK 1 LOT SIZE 39896 SQ FT OR 12765-3350 0185 1	ARAFAMY HOLDINGS LLC	8001 NW 60TH ST	MIAMI	FL	33166
3030150070130	MANUFACTURERS IND PARK PB 100-37 LOT 13 BLK 1 LOT SIZE 19139 SQ FT OR 17502-2551 0197 1	RM ELITE GROUP LLC	7915 NW 60TH ST	MIAMI	FL	33166
3030150070140	MANUFACTURERS IND PARK PB 100-37 LOT 14 BLK 1 LOT SIZE 23069 SQ FT OR 16552-1039 0994 1 COC 22196-3441 03 2004 1	REYES PROP INVEST INC	7905 NW 60TH ST	MIAMI	FL	33166
3030150070151	MANUFACTURERS IND PARK PB 100-37 PORT OF LOT 1 BLK 2 DESC COMM SW COR OF LOT 1 TH N 01 DEG W 281.99FT FOR POB TH N 89 DEG E 30FT N 01 DEG W 33FT S89 DEG W 4.36FT SWLY-SLY & SELY AD 39.90FT S 01 DEG E 7.36FT TO POB LOT SIZE 847 SQ FT OR 17551-3195 0297 3	MIAMI-DADE COUNTY	5999 NW 82ND AVE	MIAMI	FL	33166
3030150070170	MANUFACTURERS IND PK PB 100-37 LOT 2 LESS W30FT & ALL OF LOTS 3 & 4 BLK 2 LOT SIZE 63288 SQ FT OR 14781-1368 1190 1	PREMIER 8020 LLC	8020 NW 60TH ST	MIAMI	FL	33195
3030150070210	MANUFACTURERS IND PARK PB 100-37 LOT 7 BLK 2 LOT SIZE 23640 SQ FT OR 17589-1966 0397 6 COC 22999-1600 01 2005 1	ARAFAMY HOLDINGS LLC	7930 NW 60TH ST	MIAMI	FL	33166
3030150070220	MANUFACTURERS IND PARK PB 100-37 LOTS 8 & 9 BLK 2 LOT SIZE 53719 SQUARE FEET OR 18816-2305 0799 4	UNDER POWER ITS CORP	7900 NW 60TH ST	MIAMI	FL	33166
3030150070240	MANUFACTURERS IND PARK PB 100-37 .372 AC M/L TRACT A LOT SIZE 16201 SQ FT / PARK	MIAMI-DADE COUNTY			FL	33166
3030150080010	PALMETTO PLACE CONDO UNIT 101-B UNDIV 3.61% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 18450-2231 0199 1	LED ORBITO LLC	7750 NW 71ST ST # 101B	MIAMI	FL	33166
3030150080020	PALMETTO PLACE CONDO UNIT 102-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 17907-2848 1297 1	MEDICAL HI TECH INC	7750 NW 71ST ST # 102A	MIAMI	FL	33166
3030150080030	PALMETTO PLACE CONDO UNIT 103-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 16687-0781 0295 1	PAUL HERNANDEZ & HELENA	7750 NW 71ST ST # 103A	MIAMI	FL	33166
3030150080040	PALMETTO PLACE CONDO UNIT 104-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 16127-1311 0893 1	QUALITY MOLDS CORP	7750 NW 71ST ST # 104-A	MIAMI	FL	33166
3030150080070	PALMETTO PLACE CONDO UNIT 107-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR# 21326-2229 06/2003 4	ALBERT D CASTRO	7750 NW 71ST ST # 107-A	MIAMI	FL	33166
3030150080080	PALMETTO PLACE CONDO UNIT 108-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 16800-4162 0595 1	CLAUDIO SANTAROSSA	7750 NW 71ST ST # 108-A	MIAMI	FL	33166
3030150080090	PALMETTO PLACE CONDO UNIT 109-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 19115-3650 04 2000 4	SND REAL ESTATE HOLDING LLC	7750 NW 71ST ST # 109-A	MIAMI	FL	33166
3030150080100	PALMETTO PLACE CONDO UNIT 110-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 15629-2773 0892 1 COC 25758-3375 06 2007 1	SND REAL ESTATE HOLDING LLC	7750 NW 71ST ST # 110A	MIAMI	FL	33166
3030150080110	PALMETTO PLACE CONDO UNIT 111-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 15629-2775 0892 1	ANGEL G TAMARGO	7750 NW 71ST ST # 111A	MIAMI	FL	33166
3030150080120	PALMETTO PLACE CONDO UNIT 112-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 13330-5895 0487 1	ANGEL REGUEIRA	7750 NW 71ST ST # 112A	MIAMI	FL	33166
3030150080130	PALMETTO PLACE CONDO UNIT 113-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 12663-2077 0665 1 COC 26408-1962 02 2008 4	S N D REAL ESTATE HOLDING LLC	7750 NW 71ST ST # 113A	MIAMI	FL	33166
3030150080150	PALMETTO PLACE CONDO UNIT 115-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 16286-2974-75 0394 1 COC 26178-4535 01 2008 1	HENRY M GUERRA	7750 NW 71ST ST # 115A	MIAMI	FL	33166

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Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150080160	PALMETTO PLACE CONDO UNIT 116-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 16286-2861 0394 1 COC 26122-4070 12 2007 1	HENRY M GUERRA	7750 NW 71ST ST # 116-A	MIAMI	FL	33166
3030150080170	PALMETTO PLACE CONDO UNIT 117-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 20300-0796 0202 1	THE LIRA GROUP CORP	7750 NW 71ST ST # 117A	MIAMI	FL	33166
3030150080180	PALMETTO PLACE CONDO UNIT 118-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 19611-3327 0401 5 COC 24921-0359 08 2006 1	CARLOS VALDEZ	7750 NW 71ST ST # 118A	MIAMI	FL	33166
3030150080190	PALMETTO PLACE CONDO UNIT 119-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 12934-730 0586 2 COC 21479-4122 07 2003 1	CUSI ELECTRICAL SOLUTIONS INC	7750 NW 71ST ST # 119A	MIAMI	FL	33166
3030150080200	PALMETTO PLACE CONDO UNIT 120-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 12934-730 0586 2 COC 24983-0362 05 2006 1	CUSI ELECTRICAL SOLUTIONS INC	7750 NW 71ST ST # 120A	MIAMI	FL	33166
3030150080210	PALMETTO PLACE CONDO UNIT 121-C UNDIV 7.14% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 12934-730 0586 2 COC 21831-3646 10 2003 1	MARIA GUERRERO	7750 NW 71ST ST # 121C	MIAMI	FL	33166
3030150080220	PALMETTO PLACE CONDO UNIT 122-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 17675-1028 0597 2 (3)	HENRY D CASTRO SR & YOLANDA	7750 NW 71ST ST # 122A	MIAMI	FL	33166
3030150080230	PALMETTO PLACE CONDO UNIT 123-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 15541-3420 0692 5	NICOLAS KAWAS	7750 NW 71ST ST # 123A	MIAMI	FL	33166
3030150080240	PALMETTO PLACE CONDO UNIT 124-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 17708-0777 0797 1 COC 24179-2914 01 2006 1	JORGE L SANABRIA & EMMA H	7750 NW 71ST ST # 124-A	MIAMI	FL	33166
3030150080250	PALMETTO PLACE CONDO UNIT 125-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 18852-1803 1099 1	NIGHT DAY COURIER INC	7750 NW 71ST ST # 125A	MIAMI	FL	33166
3030150080260	PALMETTO PLACE CONDO UNIT 126-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 18450-2192 0199 2	LANDUZZI INVESTMENT LLC	7750 NW 71ST ST	MIAMI	FL	33166
3030150080270	PALMETTO PLACE CONDO UNIT 127-B UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 18450-2192 0199 2	HENRY D CASTRO JTRS	7750 NW 71ST ST # 127B	MIAMI	FL	33166
3030150100030	MANUFACTURERS IND PARK REPL PB 113-91 LOT 6-B BLK 2 LOT SIZE 52026 SQ FT COC 25094-1817 11 2006 1	UED LLC	7990 NW 60TH ST	MIAMI	FL	33166
3030150110010	MALINA TRESS COMM CENTER SITES PB 113-98 LOT 1 BLK1 LOT SIZE 18360 SQ FT OR 17169-4070 0396 4	BMD DORAL LLC	8496 NW 61ST ST	MIAMI	FL	33166
3030150110020	MALINA TRESS COMM CENTER SITES PB 113-98 LOT 2 BLK 1 LOT SIZE 22111 SQ FT OR 18264-3330 0998 6 (2)	FRANCISCO & RICARDO GONZALEZ			FL	33166
3030150110030	MALINA TRESS COMM CENTER SITES PB 113-98 LOT 3 BLK 1 LOT SIZE 22112 SQ FT OR 18264-3330 0998 6 (2)	FRANCISCO & RICARDO GONZALEZ	8470 NW 61ST ST	MIAMI	FL	33166
3030150110040	MALINA TRESS COMM CENTER SITES PB 113-98 LOT 4 BLK 1 LOT SIZE 36642 SQ FT	MALINA-TRESS DEVELOP CORP	8436 NW 61ST ST	MIAMI	FL	33166
3030150120010	BEVERLY-ANN INDUSTRIAL PARK PB 114-31 LOT 1 BLK 1 & N91.5FT OF W474.5FT OF E624.5FT OF TR 52 LESS E83FT THEREOF OF FLA FRUIT LAND CO SUB PB 2-17 LOT SIZE 97822 SQ FT M/L OR 12076-570 0284 5	SABAYRAC WAREHOUSE LLC	6300 NW 77TH CT	MIAMI	FL	33166
3030150120020	BEVERLY-ANN INDUST PK PB 114-31 LOT 2 BLK 1 LOT SIZE 27972 SQ FT OR 19664-2495 05 2001 6 (2)	SAN LAZARO HOLDINGS INC			FL	33166
3030150120030	BEVERLY-ANN INDUST PK PB 114-31 LOT 3 BLK 1 LOT SIZE 28092 SQ FT OR 19664-2495 05 2001 6 (2)	SAN LAZARO HOLDINGS INC	7724 NW 64TH ST	MIAMI	FL	33166
3030150120040	BEVERLY-ANN INDUSTRIAL PARK PB 114-31 LOT 4 BLK 1 LOT SIZE 38405 SQ FT OR 22987-1927 01 2005 2(3)	7744 COMMERCE PARK LLC	7744 NW 64TH ST	MIAMI	FL	33166
3030150120050	BEVERLY-ANN INDUSTRIAL PARK PB 114-31 LOT 5 BLK 1 LOT SIZE 38402 SQ FT OR 22987-1927 01 2005 2(3)	7744 COMMERCE PARK LLC	7772 NW 64TH ST	MIAMI	FL	33166
3030150120061	BEVERLY-ANN INDUSTRIAL PARK PB 114-31 LOT 6 BLK 1 LOT SIZE 25609 SQ FT OR 20523-2217 0702 1	HERMES TECH INTERNATIONAL INC	7830 NW 64TH ST	MIAMI	FL	33166
3030150120070	BEVERLY-ANN INDUSTRIAL PARK PB 114-31 LOT 7 BLK 1 LOT SIZE 25609 SQ FT OR 18557-1610 0499 1 COC23371-1091/23510-3999 0505 2	MARINAIS LLC	7840 NW 64TH ST	MIAMI	FL	33166
3030150120080	BEVERLY-ANN INDUSTRIAL PARK PB 114-31 LOT 8 BLK 1 LOT SIZE 25606 SQ FT OR 14589-3339 0690 4 COC 23371-1091 05 2005 2	MARINAIS LLC	7850 NW 64TH ST	MIAMI	FL	33166
3030150120091	BEVERLY-ANN INDUSTRIAL PARK PB 114-31 THE W65FT OF LOT 9 BLK 1 LOT SIZE 19194 SQ FT OR 16648-3534/24081-0412 0195 6 COC 24081-0414 12 2005 1	RICHY YARDA INC			FL	33166
3030150130010	K Y M INDUSTRIAL PARK PB 116-41 LOT 1 BLK 1 LOT SIZE 41777 SQ FT OR 16494-3481 0894 1	SCOTT K SIME & BELINDA	6405 NW 82ND AVE	MIAMI	FL	33166
3030150130020	K Y M INDUSTRIAL PARK PB 116-41 LOT 2 & W32FT LOT 3 BLK 1 LOT SIZE 47216 SQ FT OR 20722-0467 0902 1	NCM REAL ESTATE HOLDINGS LLC	8125 NW 64TH ST	MIAMI	FL	33166
3030150130030	K Y M INDUSTRIAL PARK PB 116-41 LOT 3 LESS W32FT & LOT 4 BLK 1 LOT SIZE 66107 SQ FT OR 21073-3645 0203 1	PRUSA INC	8095 NW 64TH ST	MIAMI	FL	33166
3030150130050	K Y M INDUSTRIAL PARK PB 116-41 LOT 5 BLK 1 LOT SIZE 37780 SQ FT OR 16680-4915 0295 5	I M A FAMILY LTD	8045 NW 64TH ST	MIAMI	FL	33166
3030150130060	K Y M INDUSTRIAL PARK PB 116-41 LOT 6 BLK 1 LOT SIZE 37783 SQ FT OR 17255-0614 0696 1	8015 LLC	8015 NW 64TH ST	MIAMI	FL	33166
3030150140030	GONLYON IND PARK PB 117-37 LOT 3 BLK 1 LOT SIZE 12994 SQ FT OR 23314-4481 0405 2 (2)	BARR LLC	8130 NW 67TH ST	MIAMI	FL	33166

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150140050	GONLYON IND PARK PB 117-37 LOT 5 BLK 1 LOT SIZE 12993 SQ FT OR 21337-2541 06 2003 1	JADELVA JAGUAR LLC	8060 NW 67TH ST	MIAMI	FL	33166
3030150140060	GONLYON IND PARK PB 117-37 LOT 6 BLK 1 LOT SIZE 12993 SQ FT OR 19138-2891 0500 1	MIAMI CUSTOM BODY SHOP INC	8040 NW 67TH ST	MIAMI	FL	33166
3030150140080	GONLYON IND PARK PB 117-37 LOT 8 BLK 1 LOT SIZE 12993 SQ FT OR 13118-2801 0886 5 COC 21674-2282 09 2003 1	VEVANI PROP LLC	8000 NW 67TH ST	MIAMI	FL	33166
3030150140090	GONLYON IND PARK PB 117-37 LOT 9 BLK 1 LOT SIZE 12993 SQ FT OR 17902-2991 1197 5	RONNIE & VALERIE CHAI-CHANG (TRS)	7980 NW 67TH ST	MIAMI	FL	33166
3030150140140	GONLYON IND PARK PB 117-37 LOTS 14 & 15 BLK 1 LOT SIZE 25986 SQ FT M/L	7925 NW 66TH ST LLC	7921 NW 66TH ST	MIAMI	FL	33166
3030150140160	GONLYON IND PARK PB 117-37 LOT 16 BLK 1 LOT SIZE 12993 SQ FT OR 17902-2994 1197 5	RONNIE & VALERIE CHAI-CHANG (TRS)	8013 NW 66TH ST	MIAMI	FL	33166
3030150140190	GONLYON IND PARK PB 117-37 LOT 19 BLK 1 LOT SIZE 12993 SQ FT OR 15571-1700 0692 1 COC 22952-0703 12 2004 1	U S STONE DESIGN CORP	8041 NW 66TH ST	MIAMI	FL	33166
3030150140200	GONLYON IND PARK PB 117-37 LOT 20 BLK 1 LOT SIZE 12993 SQ FT	DOUGLAS M KETCHAM	8061 NW 66TH ST	MIAMI	FL	33166
3030150140210	GONLYON IND PARK PB 117-37 LOT 21 BLK 1 LOT SIZE 12994 SQ FT OR 11174-1514 0781 1	8083 LLC	8081 NW 66TH ST	MIAMI	FL	33166
3030150140220	GONLYON IND PARK PB 117-37 LOT 22 BLK 1 LOT SIZE 12994 SQ FT OR 11179-1965 0781 1	MIRAGE PROP INC	8131 NW 66TH ST	MIAMI	FL	33166
3030150150010	BARTOLO IND SITES PB 117-82 LOTS 1 & 2 BLK 1 LOT SIZE 74754 SQ FT COC 24044-4120 12 2005 4	JOB SEVEN LLC	8379 NW 66TH ST	MIAMI	FL	33166
3030150150030	BARTOLO IND SITES PB 117-82 LOTS 3 & 4 BLK 1 LOT SIZE 73098 SQ FT COC 24044-4120 12 2005 4	JOB SEVEN LLC	8325 NW 66TH ST	MIAMI	FL	33166
3030150150050	BARTOLO IND SITES PB 117-82 LOTS 5 & 6 BLK 1 LOT SIZE 73103 SQ FT COC 24044-4120 12 2005 4	JOB SEVEN LLC	8301 NW 66TH ST	MIAMI	FL	33166
3030150150070	BARTOLO IND SITES PB 117-82 LOTS 7 & 8 BLK 1 LOT SIZE 73108 SQ FT COC 24044-4120 12 2005 4	JOB SEVEN LLC	8227 NW 66TH ST	MIAMI	FL	33195
3030150150090	BARTOLO IND SITES PB 117-82 LOTS 9 & 10 BLK 1 LOT SIZE 74773 SQ FT COC 24044-4120 12 2005 4	JOB SEVEN LLC	6600 NW 82ND AVE	MIAMI	FL	33166
3030150170010	BRADY SUB PB 118-5 LOT 1 BLK 1 LOT SIZE 38334 SQ FT COC 10201-349 10 1978 1	EST OF CLINTON H LINGERFELT	8490 NW 64TH ST	MIAMI	FL	33166
3030150170020	BRADY SUB PB 118-5 LOT 2 BLK 1 LOT SIZE 38334 SQ FT COC 24950-875/25167-2330 1106 5	HOPTON CORPORATION			FL	33166
3030150180010	PALMETTO WEST WAREHOUSE CONDO UNIT 101-A UNDIV 4.69% INT IN COMMON ELEMENTS OFF REC 11091-1534 OR 16529-4093 0694 4	ARI LIPSON	7870 NW 64TH ST # 101-A	MIAMI	FL	33166
3030150180020	PALMETTO WEST WAREHOUSE CONDO UNIT 102-A UNDIV 5.47% INT IN COMMON ELEMENTS OFF REC 11091-1534 OR 13727-0531 0688 1	JUAN M REYNES & DENIA P	7870 NW 64TH ST # 102-A	MIAMI	FL	33166
3030150180030	PALMETTO WEST WAREHOUSE CONDO UNIT 103-B UNDIV 11.23% INT IN COMMON ELEMENTS OFF REC 11091-1534 OR 16529-4093 0694 4	ARI LIPSON	7874 NW 64TH ST	MIAMI	FL	33166
3030150180040	PALMETTO WEST WAREHOUSE CONDO UNIT 104-B UNDIV 11.23% INT IN COMMON ELEMENTS OFF REC 11091-1534 OR 16529-4093 0694 4	ARI LIPSON	7876 NW 64TH ST	MIAMI	FL	33166
3030150180050	PALMETTO WEST WAREHOUSE CONDO UNIT 105-B UNDIV 11.23% INT IN COMMON ELEMENTS OFF REC 11091-1534 OR 11096-979 0581 1	7878 LLC	7878 NW 64TH ST	MIAMI	FL	33166
3030150180070	PALMETTO WEST WAREHOUSE CONDO UNIT 107-B UNDIV 11.23% INT IN COMMON ELEMENTS OFF REC 11091-1534 OR 18812-822 0999 1	E & P PRINTING CORP	7882 NW 64TH ST	MIAMI	FL	33166
3030150180080	PALMETTO WEST WAREHOUSE CONDO UNIT 108-B UNDIV 11.23% INT IN COMMON ELEMENTS OFF REC 11091-1534 OR 15978-265 0693 1	E & P PRINTING CORP	7884 NW 64TH ST	MIAMI	FL	33166
3030150180090	PALMETTO WEST WAREHOUSE CONDO UNIT 109-B UNDIV 11.23% INT IN COMMON ELEMENTS OFF REC 11091-1534 OR 11136-104 0681 1	ARMANDO MOLINA & F SALAZAR	7886 NW 64TH ST	MIAMI	FL	33166
3030150180100	PALMETTO WEST WAREHOUSE CONDO UNIT 110-B UNDIV 11.23% INT IN COMMON ELEMENTS OFF REC 11091-1534 OR 17510-4986 0197 1 COC 23997-1312 11 2005 1	MML LLC	7888 NW 64TH ST	MIAMI	FL	33166
3030150190010	PALMETTO INDUSTRIAL CONDO UNIT 1 UNDIV .08% INT IN COMMON ELEMENTS OFF REC 11241-74 OR 18153-3258 0698 1 COC 26523-4712 08 2008 1	SERMAR PRINTING INC	8410 NW 61ST ST	MIAMI	FL	33166
3030150190020	PALMETTO INDUSTRIAL CONDO UNIT 2 UNDIV .0838% COMM ELEMENTS OFF REC 11241-74 OR 17528-2353 0297 1	REBECA MARRERO	8412 NW 61ST ST # 2	MIAMI	FL	33166
3030150190030	PALMETTO INDUSTRIAL CONDO UNIT 3 UNDIV .0838% INT IN COMMON ELEMENTS OFF REC 11241-74 OR 20433-0694 0502 1	INTERNATIONAL EXPORT TRADE INC	8414 NW 61ST ST # 3	MIAMI	FL	33166
3030150190040	PALMETTO INDUSTRIAL CONDO UNIT 4 UNDIV .0838% INT IN COMMON ELEMENTS OFF REC 11241-74 OR 19937-2804 1001 6 COC 25524-2731 25585-3746 0307 5	AMERICANA HOLDINGS GROUP LLC	8416 NW 61ST ST # 4	MIAMI	FL	33166
3030150190050	PALMETTO INDUSTRIAL CONDO UNIT 5 UNDIV .0838% INT IN COMMON ELEMENTS OFF REC 11241-74 OR 13419-684 0987 1	JOSE A RODRIGUEZ & MARIANA	8418 NW 61ST ST # 5	MIAMI	FL	33166
3030150190060	PALMETTO INDUSTRIAL CONDO UNIT 6 UNDIV .0838% INT IN COMMON ELEMENTS OFF REC 11241-74 OR 17590-2409 0397 1 COC 25586-4578 25586-4582 0407 5	AMERICANA HOLDINGS GROUP LLC	8420 NW 61ST ST	MIAMI	FL	33166

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Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150190070	PALMETTO INDUSTRIAL CONDO UNIT 7 UNDIV 8.38% COMM ELEMENTS OFF REC 11241-74 OR 17169-4096 0396 4	AMERICANA HOLDINGS GROUP LLC	8422 NW 61ST ST # 7	MIAMI	FL	33166
3030150190080	PALMETTO INDUSTRIAL CONDO UNIT 8 UNDIV 8.38% COMM ELEMENTS OFF REC 11241-74 OR 17169-4096 0396 4	AMERICANA HOLDINGS GROUP LLC	8424 NW 61ST ST # 8	MIAMI	FL	33166
3030150190090	PALMETTO INDUSTRIAL CONDO UNIT 9 UNDIV 8.38% COMM ELEMENTS OFF REC 11241-74 OR 20270-1931 0202 2	GIVANNI BLAND	8426 NW 61ST ST # 9	MIAMI	FL	33166
3030150190100	PALMETTO INDUSTRIAL CONDO UNIT 10 UNDIV 8.38% COMM ELEMENTS OFF REC 11241-74 OR 20270-1931 0202 2	GIOVANNI BLAND	8428 NW 61ST ST # 10	MIAMI	FL	33166
3030150190110	PALMETTO INDUSTRIAL CONDO UNIT 11 UNDIV 8.38% COMM ELEMENTS OFF REC 11241-74 OR 12891-377 0186 4	JUAN RAFAEL REYES MARINEZ	8430 NW 61ST ST # 11	MIAMI	FL	33166
3030150190120	PALMETTO INDUSTRIAL CONDO UNIT 12 UNDIV .0820% INT IN COMMON ELEMENTS OFF REC 11241-74 OR 20641-3029 0802 3	JOSE R ABREU	8432 NW 61ST ST # 12	MIAMI	FL	33166
3030150260010	INTER-AMER INDUSTRIALISTS CONDO UNIT 8150 UNDIV 10% INT IN COMMON ELEMENTS OFF REC 11414-807 OR 20401-3317 0402 2 COC 25436-4105 02 2007 1	GUERRA INTERNATIONAL INC	8150 NW 67TH ST # 8150	MIAMI	FL	33166
3030150260020	INTER-AMER INDUSTRIALISTS CONDO UNIT 8152 UNDIV 10% INT IN COMMON ELEMENTS OFF REC 11414-807 OR 18837-2652 0999 4	RALPH D SLATON (TR)	8152 NW 67TH ST # 8152	MIAMI	FL	33166
3030150260030	INTER-AMER INDUSTRIALISTS CONDO UNIT 8154 UNDIV 10% INT IN COMMON ELEMENTS OFF REC 11414-807 OR 20345-2757 0402 1 COC 26371-4776 05 2008 1	NP COMPUTER NETWORK &	8154 NW 67TH ST # 8154	MIAMI	FL	33166
3030150260040	INTER-AMER INDUSTRIALISTS CONDO UNIT 8156 UNDIV 10% INT IN COMMON ELEMENTS OFF REC 11414-807 OR 12655-500 1085 1	SOUTHERN BELL T & T CO	8156 NW 67TH ST # 8156	MIAMI	FL	33166
3030150260050	INTER-AMER INDUSTRIALISTS CONDO UNIT 8158 UNDIV 10% INT IN COMMON ELEMENTS OFF REC 11414-807 OR 20401-3317 0402 2 COC 21471-3610 06 2003 1	GUERRA INTL INC	8158 NW 67TH ST # 8158	MIAMI	FL	33166
3030150260060	INTER-AMER INDUSTRIALISTS CONDO UNIT 8151 UNDIV 10% INT IN COMMON ELEMENTS OFF REC 11414-807 OR 16296-3354 0394 2 COC 26256-1896 02 2008 2	MARIA ALFONSINA PELAEZ	8151 NW 66TH ST # 8151	MIAMI	FL	33166
3030150260070	INTER-AMER INDUSTRIALISTS CONDO UNIT 8153 UNDIV 10% INT IN COMMON ELEMENTS OFF REC 11414-807 OR 16296-3354 0394 2 COC 26256-1896 02 2008 2	YORMAN RUIZ	8153 NW 66TH ST # 8153	MIAMI	FL	33166
3030150260080	INTER-AMER INDUSTRIALISTS CONDO UNIT 8155 UNDIV 10% INT IN COMMON ELEMENTS OFF REC 11414-807 OR 20489-3918 0602 1	MAJESTIC LLC	8155 NW 66TH ST # 8155	MIAMI	FL	33166
3030150260090	INTER-AMER INDUSTRIALISTS CONDO UNIT 8157 UNDIV 10% INT IN COMMON ELEMENTS OFF REC 11414-807 OR 17602-1462 0497 1	MAJESTIC LLC	8157 NW 66TH ST # 8157	MIAMI	FL	33166
3030150260100	INTER-AMER INDUSTRIALISTS CONDO UNIT 8159 UNDIV 10% INT IN COMMON ELEMENTS OFF REC 11414-807 OR 20250-0969 0202 1	MAJESTIC LLC	8159 NW 66TH ST # 8159	MIAMI	FL	33166
3030150280010	GONLYON INDUSTRIALISTS CONDO UNIT 101 UNDIV 25% COMMON ELEMENTS OFF REC 11348-830 OR 18726-960 0699 4	WAREHOUSE UNIT 101 LLC	7926 NW 67TH ST # 101	MIAMI	FL	33166
3030150280020	GONLYON INDUSTRIALISTS CONDO UNIT 102 UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11348-830 OR 16023-2407 0793 1	MAEBY GARCIA & MELBA MORALES	7924 NW 67TH ST # 102	MIAMI	FL	33166
3030150360040	C W GABLES CONDO UNIT D UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11829-1762 & 11832-705 OR 16394-4049 0694 1	LAMCO PROPERTIES INC	6535 NW 84TH AVE	MIAMI	FL	33166
3030150280030	GONLYON INDUSTRIALISTS CONDO UNIT 103 UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11348-830 OR 13571-2256 0188 5	JUAN P LOPEZ & ROSA M	7922 NW 67TH ST # 103	MIAMI	FL	33166
3030150280040	GONLYON INDUSTRIALISTS CONDO UNIT 104 UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11348-830 OR 20167-0048 0102 1	AUTO A/C WORLD INC	7920 NW 67TH ST # 104	MIAMI	FL	33166
3030150290010	GONLYON PARK CONDO UNIT 1 & 2 UNDIV 40% INT IN COMMON ELEMENTS OFF REC 11652-2079 OR 19486-200 1200 1	MICHAEL G KEENER	8030 NW 67TH ST	MIAMI	FL	33166
3030150320010	INDUSTRY ONE CONDO UNIT 101 UNDIV 20% INT IN COMMON ELEMENTS OFF REC 11677-1413 OR 17838-2211 1097 1 COC 21388-0982 06 2003 1	TRACTO PT CORP	8029 NW 66TH ST	MIAMI	FL	33166
3030150320020	INDUSTRY ONE CONDO UNIT 102 UNDIV 20% INT IN COMMON ELEMENTS OFF REC 11677-1413 OR 19413-1997 0399 5 COC 24943-2402 09 2006 1	VICTOR D CORTES	8027 NW 66TH ST	MIAMI	FL	33166
3030150320030	INDUSTRY ONE CONDO UNIT 103 UNDIV 20% INT IN COMMON ELEMENTS OFF REC 11677-1413 OR 19413-1997 0399 5 COC 25239-4525 12 2006 1	VICTOR D CORTES	8025 NW 66TH ST	MIAMI	FL	33166
3030150320040	INDUSTRY ONE CONDO UNIT 104 UNDIV 20% INT IN COMMON ELEMENTS OFF REC 11677-1413 OR 17554-3058 0397 1 COC 25239-4532 12 2006 4	AAA BODY SHOP CORP	8023 NW 66TH ST	MIAMI	FL	33166
3030150320050	INDUSTRY ONE CONDO UNIT 105 UNDIV 20% INT IN COMMON ELEMENTS OFF REC 11677-1413 OR 18893-502 1299 5 COC 25239-4539 12 2006 5	AAA BODY SHOP CORP	8021 NW 66TH ST	MIAMI	FL	33166
3030150330010	BENJAMIN INDUSTRIAL CONDO UNIT 7901 UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11664-1146 OR 20588-4326 0802 1	DELUXE INVESTMENTS LLC	7901 NW 66TH ST	MIAMI	FL	33166
3030150330020	BENJAMIN INDUSTRIAL CONDO UNIT 7903 UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11664-1146 OR 20812-1557 1102 1 COC 24834-4761 03 2006 1	MASTROLIFT INVESTMENT CORP	7903 NW 66TH ST	MIAMI	FL	33166
3030150330030	BENJAMIN INDUSTRIAL CONDO UNIT 7905 UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11664-1146 OR 19647-2114 0501 6 COC 24747-2542 07 2006 1	ARLYN HERNANDEZ	7905 NW 66TH ST	MIAMI	FL	33166
3030150340010	R J L INDUSTRIAL CONDO UNIT 1 UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11743-667 OR 12309-1462 1084 2 COC 26335-3788 04 2008 5	ANTONIO SANCHEZ	7900 NW 67TH ST	MIAMI	FL	33166
3030150340020	R J L INDUSTRIAL CONDO UNIT 2 UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11743-667 OR 16339-1989 0494 1	ROBERTO GARCIA & NINFA	7902 NW 67TH ST	MIAMI	FL	33166

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Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150340030	R J L INDUSTRIAL CONDO UNIT 3 UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11743-667 OR 11745-1175 0383 2	ALBERT S KNOX	7904 NW 67TH ST	MIAMI	FL	33166
3030150340040	R J L INDUSTRIAL CONDO UNIT 4 UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11743-667 OR 11745-1175 0383 2	ARIES AND D INVESTMENTS LLC	7906 NW 67TH ST	MIAMI	FL	33166
3030150350010	ADANA CONDO UNIT 1 UNDIV 50% INT IN COMMON ELEMENTS OFF REC 11831-8 OR 18248-0739 0898 1	BARLOP LLC	6508 NW 82ND AVE	MIAMI	FL	33166
3030150350020	ADANA CONDO UNIT 2 UNDIV 50% INT IN COMMON ELEMENTS OFF REC 11831-8 OR 19177-703 0600 1	BELCA LLC	6500 NW 82ND AVE # 2	MIAMI	FL	33166
3030150360010	C W GABLES CONDO UNIT A UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11829-1762 & 11832-705 OR 18533-1110 0399 1	LAMCO PROPERTIES INC	6535 NW 84TH AVE	MIAMI	FL	33166
3030150360020	C W GABLES CONDO UNIT B UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11829-1762 & 11832-705 OR 11836-2141 0783 1	MJM IMPROVEMENTS LLC	6535 NW 84TH AVE	MIAMI	FL	33166
3030150360030	C W GABLES CONDO UNIT C UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11829-1762 & 11832-705 OR 16394-4035 0694 1	LAMCO PROPERTIES INC	6535 NW 84TH AVE	MIAMI	FL	33166
3030150390010	ESSINGTON INDUSTRIAL CONDO UNIT 1 UNDIV .08343% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 18439-1488 0199 1 COC 26065-4362 11 2007 5	SANCHEZ RTLY HOLDING LLC	8195 NW 67TH ST # 1	MIAMI	FL	33166
3030150390020	ESSINGTON INDUSTRIAL CONDO UNIT 2 UNDIV .02825% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 20083-2898 1001 6 COC 26065-4348 11 2007 5	ACAYMO & TEGUESTE LLC	8181 NW 67TH ST # 2	MIAMI	FL	33166
3030150390030	ESSINGTON INDUSTRIAL CONDO UNIT 3 UNDIV .02769% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 19220-2818 0700 1 COC 23117-1793 02 2005 1	JOSE MARQUES	8177 NW 67TH ST # 3	MIAMI	FL	33166
3030150390040	ESSINGTON INDUSTRIAL CONDO UNIT 4 UNDIV .02769% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 19484-3673 0201 4	GARAJE Y ESTACIONAMIENTO PLAYA	8171 NW 67TH ST # 4	MIAMI	FL	33166
3030150390050	ESSINGTON INDUSTRIAL CONDO UNIT 5 UNDIV .02770% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 17486-1824 1296 1	FELIX & AMELIA GARCIA	8169 NW 67TH ST # 5	MIAMI	FL	33166
3030150390060	ESSINGTON INDUSTRIAL CONDO UNIT 6 UNDIV .02769% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 17595-3524 0397 1	FELIX R GARCIA & AMELIA A	8161 NW 67TH ST	MIAMI	FL	33166
3030150390070	ESSINGTON INDUSTRIAL CONDO UNIT 7 UNDIV .02832% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 20151-0488 1201 5	FELIX & AMELIA GARCIA	8155 NW 67TH ST	MIAMI	FL	33166
3030150390080	ESSINGTON INDUSTRIAL CONDO UNIT 8 UNDIV .02805% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 19484-3672 0201 4	BLANMAR INVESTMENTS INC	8147 NW 67TH ST # 8	MIAMI	FL	33166
3030150390090	ESSINGTON INDUSTRIAL CONDO UNIT 9 UNDIV .02727% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 17120-3368 0396 5 COC 24965-0892 09 2006 6	BLANMAR INVESTMENTS INC	8133 NW 67TH ST # 9	MIAMI	FL	33166
3030150390100	ESSINGTON INDUSTRIAL CONDO UNIT 10 UNDIV .02774% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 20898-3493 0902 4 COC 26160-2779 12 2007 5	PRAM INVESTMENTS INC	8125 NW 67TH ST	MIAMI	FL	33166
3030150390120	ESSINGTON INDUSTRIAL CONDO UNIT 12 UNDIV .02778% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 16711-3312 0395 1	JAVIER E HERRERA	8093 NW 67TH ST	MIAMI	FL	33166
3030150390130	ESSINGTON INDUSTRIAL CONDO UNIT 13 UNDIV .02815% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 12711-2136 1185 1	RICHARD P ANDERSON	8089 NW 67TH ST	MIAMI	FL	33166
3030150390140	ESSINGTON INDUSTRIAL CONDO UNIT 14 UNDIV .02818% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 15371-1975 1291 4	LUIS C DEL RIO	8081 NW 67TH ST	MIAMI	FL	33166
3030150390150	ESSINGTON INDUSTRIAL CONDO UNIT 15 UNDIV .02846% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 17775-4590 0897 4 COC 25724-1445 06 2007 1	JAG 40 LLC	8073 NW 67TH ST	MIAMI	FL	33166
3030150390160	ESSINGTON INDUSTRIAL CONDO UNIT 16 UNDIV .02769% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 12603-352 0885 1	LUIS C DEL RIO	8069 NW 67TH ST	MIAMI	FL	33166
3030150390170	ESSINGTON INDUSTRIAL CONDO UNIT 17 UNDIV .02819% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 18182-4801 0798 1 COC 23382-3425 04 2005 1	FELIX R GARCIA & AMELIA	8061 NW 67TH ST	MIAMI	FL	33166
3030150390180	ESSINGTON INDUSTRIAL CONDO UNIT 18 UNDIV .02774% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 17949-3289 0198 1 COC 23508-2906 06 2005 1	VANN ANDERSON HOLDINGS INC	8051 NW 67TH ST # 18	MIAMI	FL	33166
3030150390190	ESSINGTON INDUSTRIAL CONDO UNIT 19 UNDIV .02824% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 15633-0575 0892 1	INTERAMERICAN R CORPORATION	8043 NW 67TH ST	MIAMI	FL	33166
3030150390200	ESSINGTON INDUSTRIAL CONDO UNIT 20 UNDIV .02824% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 20959-2146 01 2003 4	CAROL A FEDERICO &	8035 NW 67TH ST	MIAMI	FL	33166
3030150390210	ESSINGTON INDUSTRIAL CONDO UNIT 21 UNDIV .02761% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 20918-2034 1102 4 2	CAROL A FEDERICO	8017 NW 67TH ST	MIAMI	FL	33166
3030150390220	ESSINGTON INDUSTRIAL CONDO UNIT 22 UNDIV .02769% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 21075-2885 02 2003 4 COC 21604-2609 08 2003 3 COC 22114 3755 03 2004 2	LEGACY OF MIAMI INC	8003 NW 67TH ST	MIAMI	FL	33166
3030150390230	ESSINGTON INDUSTRIAL CONDO UNIT 23 UNDIV .02771% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 21075-2885 02 2003 4 COC 22114-3755 03 2004 2	LEGACY OF MIA INC	7971 NW 67TH ST	MIAMI	FL	33166
3030150390240	ESSINGTON INDUSTRIAL CONDO UNIT 24 UNDIV .02771% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 17360-3355 1294 4 COC 21984-0556 12 2003 1	ULTIMATE HOME DECOR INC	7965 NW 67TH ST	MIAMI	FL	33166
3030150390250	ESSINGTON INDUSTRIAL CONDO UNIT 25 UNDIV .02825% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 17120-3377 0396 5	DAVID RORDRIGUEZ JARAMILLO	7957 NW 67TH ST	MIAMI	FL	33166

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Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150390260	ESSINGTON INDUSTRIAL CONDO UNIT 26 UNDIV .02796% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 20437-1368 0302 1	GEORGE A ISRAEL III	7953 NW 67TH ST	MIAMI	FL	33166
3030150390270	ESSINGTON INDUSTRIAL CONDO UNIT 27 UNDIV .02743% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 19992-4128 1001 1 COC 26507-3016 07 2008 1	CELLULAR TRADING CORP	7941 NW 67TH ST	MIAMI	FL	33166
3030150390280	ESSINGTON INDUSTRIAL CONDO UNIT 28 UNDIV .02772% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 17855-4364 1097 1	BARON STEWART	7935 NW 67TH ST	MIAMI	FL	33166
3030150390290	ESSINGTON INDUSTRIAL CONDO UNIT 29 UNDIV .02773% INT IN COMMON ELEMENTS OFF REC 12338-152 COC 24173-0702 01 2006 1	WORLD LINK TRADING & SHIPPING CO	7927 NW 67TH ST	MIAMI	FL	33166
3030150390300	ESSINGTON INDUSTRIAL CONDO UNIT 30 UNDIV .02772% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 20926-3242 11 2002 4 COC 26160-1586 01 2008 4	BECHFE COMMERCIAL INVESTMENTS INC	7921 NW 67TH ST	MIAMI	FL	33166
3030150390310	ESSINGTON INDUSTRIAL CONDO UNIT 31 UNDIV .02827% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 17187-2299 0496 1 COC 22775-1967 09 2004 1	ALBERTO LINERO	7915 NW 67TH ST	MIAMI	FL	33166
3030150390320	ESSINGTON INDUSTRIAL CONDO UNIT 32 UNDIV .02825% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 17790-1511 0997 5 COC 22510-3407 08 2003 4	67TH STREET PROP LLC	7907 NW 67TH ST	MIAMI	FL	33166
3030150390330	ESSINGTON INDUSTRIAL CONDO UNIT 33 UNDIV .05169% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 17790-1511 0997 5 COC 22510-3407 08 2003 4	67TH STREET PROP LLC	7901 NW 67TH ST	MIAMI	FL	33166
3030150400010	SUNSET PALMETTO PARK PH I CONDO UNIT 6840 UNDIV .0967% INT IN COMMON ELEMENTS OFF REC 12631-428 OR 14158-0975 0689 1 COC 26156-3560 12 2007 1	M T F INVESTMENTS INC	6840 NW 77TH CT # 6840	MIAMI	FL	33166
3030150400020	SUNSET PALMETTO PARK PH I CONDO UNIT 6842 UNDIV .0967% INT IN COMMON ELEMENTS OFF REC 12631-428 OR 21128-2654 022003 1 COC 22999-2498 01 2005 4	JOSEPH SIMMONS	6842 NW 77TH CT # 6842	MIAMI	FL	33166
3030150400030	SUNSET PALMETTO PARK PH I CONDO UNIT 6844 UNDIV .0967% INT IN COMMON ELEMENTS OFF REC 12631-428 OR 17867-1737 1097 2	JOSEPH SIMMONS & JACQUELINE	6844 NW 77TH CT # 6844	MIAMI	FL	33166
3030150400040	SUNSET PALMETTO PARK PH I CONDO UNIT 6846 UNDIV .0967% INT IN COMMON ELEMENTS OFF REC 12631-428 OR 17867-1737 1097 2	JOSEPH SIMMONS & JACQUELINE	6846 NW 77TH CT # 6846	MIAMI	FL	33166
3030150400050	SUNSET PALMETTO PARK PH I CONDO UNIT 6848 UNDIV .0967% INT IN COMMON ELEMENTS OFF REC 12631-428 OR 17867-1737 1097 2	JOSEPH SIMMONS & JACQUELINE	6848 NW 77TH CT # 6848	MIAMI	FL	33166
3030150400060	SUNSET PALMETTO PARK PH I CONDO UNIT 6850 UNDIV .0967% INT IN COMMON ELEMENTS OFF REC 12631-428 OR 20009-4953 1101 1	WAN KEUNG TAM & SO SHEUNG	6850 NW 77TH CT # 6850	MIAMI	FL	33166
3030150400070	SUNSET PALMETTO PARK PH I CONDO UNIT 6852 UNDIV .0967% INT IN COMMON ELEMENTS OFF REC 12631-428 COC 24753-3319 07 2006 2	MIAMI SUNSET REAL ESTATE HOLDINGS	6852 NW 77TH CT # 6852	MIAMI	FL	33166
3030150400080	SUNSET PALMETTO PARK PH I CONDO UNIT 6854 UNDIV .0967% INT IN COMMON ELEMENTS OFF REC 12631-428 COC 24753-3319 07 2006 2	MIAMI SUNSET REAL ESTATE HOLDINGS	6854 NW 77TH CT # 6854	MIAMI	FL	33166
3030150400090	SUNSET PALMETTO PARK PH I CONDO UNIT 6856 UNDIV .117% INT IN COMMON ELEMENTS OFF REC 12631-428 OR 16434-4852 0794 2	CECO INVESTMENTS CORP	6856 NW 77TH CT # 6856	MIAMI	FL	33166
3030150400100	SUNSET PALMETTO PARK PH I CONDO UNIT 6858 UNDIV .113% INT IN COMMON ELEMENTS OFF REC 12631-428 OR 16434-4852 0794 2	CECO INVESTMENTS CORP	6858 NW 77TH CT # 6858	MIAMI	FL	33166
3030150410010	SUNSET PALMETTO PARK PH 3 CONDO UNIT 1 UNDIV .50% INT IN COMMON ELEMENTS OFF REC 12631-506 OR 19372-1033 11 2000 2 (2)	MEDIX INVESTMENT GROUP INC	6800 NW 77TH CT	MIAMI	FL	33166
3030150410020	SUNSET PALMETTO PARK PH 3 CONDO UNIT 2 UNDIV .50% INT IN COMMON ELEMENTS OFF REC 12631-506 OR 19372-1033 11 2000 2	MEDIX INVESTMENT GROUP INC	6802 NW 77TH CT	MIAMI	FL	33166
3030150420010	METRO WEST PARK CONDO UNIT 1-BLDG A UNDIV 10.048% INT IN COMMON ELEMENTS OFF REC 12724-2588 OR 15488-812 0492 1	CROSFFIT TOOLS LLC	8280 NW 66TH ST	MIAMI	FL	33166
3030150420020	METRO WEST PARK CONDO UNIT 2-BLDG A UNDIV 10.150% INT IN COMMON ELEMENTS OFF REC 12724-2588 COC 26151-3850 01 2008 1	CORPORACION ALDAN SA	8282 NW 66TH ST	MIAMI	FL	33166
3030150420030	METRO WEST PARK CONDO UNIT 3-BLDG A UNDIV 10.146% INT IN COMMON ELEMENTS OFF REC 12724-2588	ADANA NV	8284 NW 66TH ST	MIAMI	FL	33166
3030150420040	METRO WEST PARK CONDO UNIT 4-BLDG A UNDIV 10.119% INT IN COMMON ELEMENTS OFF REC 12724-2588	ADANA NV	8286 NW 66TH ST	MIAMI	FL	33166
3030150420050	METRO WEST PARK CONDO UNIT 5-BLDG A UNDIV 9.601% INT IN COMMON ELEMENTS OFF REC 12724-2588	LETCAS 627288 INVESTS LLC	8288 NW 66TH ST	MIAMI	FL	33195
3030150420060	METRO WEST PARK CONDO UNIT 1-BLDG B UNDIV 10.033% INT IN COMMON ELEMENTS OFF REC 12724-2588 OR 12729-957 1185 1 COC 26286-4275 03 2008 5	GONZALEZ FAMILY R E HOLDINGS LLC	8270 NW 66TH ST	MIAMI	FL	33166
3030150420070	METRO WEST PARK CONDO UNIT 2-BLDG B UNDIV 10.119% INT IN COMMON ELEMENTS OFF REC 12724-2588	LETCAS 627288 INVESTS LLC	8272 NW 66TH ST	MIAMI	FL	33166
3030150420080	METRO WEST PARK CONDO UNIT 3-BLDG B UNDIV 10.098% INT IN COMMON ELEMENTS OFF REC 12724-2588	ADANA NV	8274 NW 66TH ST	MIAMI	FL	33166
3030150420090	METRO WEST PARK CONDO UNIT 4-BLDG B UNDIV 10.097% INT IN COMMON ELEMENTS OFF REC 12724-2588	ADANA NV	8276 NW 66TH ST	MIAMI	FL	33166
3030150420100	METRO WEST PARK CONDO UNIT 5-BLDG B UNDIV 9.589% INT IN COMMON ELEMENTS OFF REC 12724-2588	ADANA NV	8278 NW 66TH ST	MIAMI	FL	33166
3030150430010	SUNSET PALMETTO PARK CONDO PH II UNIT I UNDIV 10% INT IN COMMON ELEMENTS OFF REC 13385-308 OR 20214-3041 0202 1	ANGELICA ORTEGA BUSTAMANTE & CORP	6838 NW 77TH CT	MIAMI	FL	33166

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Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150650240	EAGLE PARK CONDO UNIT 24 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143	SANE INVESTMENT CORP	8315 NW 64TH ST STE 8	MIAMI	FL	33166
3030150430020	SUNSET PALMETTO PARK CONDO PH II UNIT II UNDIV 10% INT IN COMMON ELEMENTS OFF REC 13385-308 OR 18633-1780 0599 4 COC 21928-3015 12 2003 1	BENNY CALAFELL	6836 NW 77TH CT	MIAMI	FL	33166
3030150430030	SUNSET PALMETTO PARK CONDO PH II UNIT III UNDIV %10 INT IN COMMON ELEMENTS OFF REC 13385-308 OR 18386-465 1298 2	FLORIDA FLEX INK & SUPPLIES INC	6834 NW 77TH CT	MIAMI	FL	33166
3030150430040	SUNSET PALMETTO PARK CONDO PH II UNIT IV UNDIV %10 INT IN COMMON ELEMENTS OFF REC 13385-308 OR 18386-465-480 1298 2	FLORIDA FLEX INK & SUPPLIES INC	6832 NW 77TH CT	MIAMI	FL	33166
3030150430050	SUNSET PALMETTO PARK CONDO PH II UNIT V UNDIV %10 INT IN COMMON ELEMENTS OFF REC 13385-308 OR 20669-3746 0902 1	MIAMI SUNSET REAL ESTATE	6830 NW 77TH CT	MIAMI	FL	33166
3030150430060	SUNSET PALMETTO PARK CONDO PH II UNIT VI UNDIV %10 INT IN COMMON ELEMENTS OFF REC 13385-308 OR 19419-2287 1200 1	RONALDO & MAURICIO BLANCO	6828 NW 77TH CT	MIAMI	FL	33166
3030150430070	SUNSET PALMETTO PARK CONDO PH II UNIT VII UNDIV %10 INT IN COMMON ELEMENTS OFF REC 13385-308 OR 15788-1069 0193 4 COC 21941-1186 12 2003 1	SILBAR INC	6826 NW 77TH CT	MIAMI	FL	33166
3030150430080	SUNSET PALMETTO PARK CONDO PH II UNIT VIII UNDIV %10 INT IN COMMON ELEMENTS OFF REC 13385-308 OR 13483-1950 1187 1 COC 25929-2041 08 2007 5	MICHAEL E SIMMONS	6824 NW 77TH CT	MIAMI	FL	33166
3030150430090	SUNSET PALMETTO PARK CONDO PH II UNIT IX UNDIV %10 INT IN COMMON ELEMENTS OFF REC 13385-308 OR 13483-1952 1187 2 COC 25929-2039 08 2007 5	MICHAEL E & SILVIA R SIMMONS &	6822 NW 77TH CT	MIAMI	FL	33166
3030150430100	SUNSET PALMETTO PARK CONDO PH II UNIT X UNDIV %10 INT IN COMMON ELEMENTS OFF REC 13385-308 OR 13483-1952 1187 2 COC 25929-2039 08 2007 5	MICHAEL E SIMMONS & SYLVIA R &	6820 NW 77TH CT	MIAMI	FL	33166
3030150440010	SUNSET PALMETTO PARK CONDO PH IV UNIT I UNDIV 50% INT IN COMMON ELEMENTS OFF REC 13377-1645 OR 20513-3796 0602 2(2) COC 22660-4846 09 2004 2	MUNDIAL GROUP LLC	6812 NW 77TH CT	MIAMI	FL	33166
3030150650360	EAGLE PARK CONDO UNIT 36 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143	SUNRISE INTL TRADING CORP	8285 NW 64TH ST	MIAMI	FL	33166
3030150440020	SUNSET PALMETTO PARK CONDO PH IV UNIT II UNDIV 50% INT IN COMMON ELEMENTS OFF REC 13377-1645 OR 20513-3796 0602 2 (2) COC 22660-4846 09 2004 2	MUNDIAL GROUP LLC	6814 NW 77TH CT	MIAMI	FL	33166
3030150450010	SUNSET PALMETTO PARK CONDO PH V UNIT 1 UNDIV 50% INT IN COMMON ELEMENTS OFF REC 13306-3997 OR 19794-2362 0701 2	MIRCLA LLC	6816 NW 77TH CT	MIAMI	FL	33166
3030150450020	SUNSET PALMETTO PARK CONDO PH V UNIT II UNDIV 50% INT IN COMMON ELEMENTS OFF REC 13306-3997 OR 19794-2362 0701 2	MIRCLA LLC	6818 NW 77TH CT	MIAMI	FL	33166
3030150460010	FOURPLEX AT 84TH AVENUE CONDO UNIT 1 UNDIV 22.424639 INT IN COMMON ELEMENTS OFF REC 14018-729 OR 19566-3503 0301 3 COC 22731-4267 10 2004 2	SKY MEDIA INC	6392 NW 84TH AVE	MIAMI	FL	33166
3030150460020	FOURPLEX AT 84TH AVENUE CONDO UNIT 2 UNDIV 22.424639 INT IN COMMON ELEMENTS OFF REC 14018-729 OR 19566-3503 0301 3 COC 22731-4267 10 2004 2	SKY MEDIA INC	6394 NW 84TH AVE	MIAMI	FL	33166
3030150460030	FOURPLEX AT 84TH AVENUE CONDO UNIT 3 UNDIV 27.575361 INT IN COMMON ELEMENTS OFF REC 14018-729 OR 18739-4592 0899 2	MARGUI FAMILY PARTNERS LTD	8402 NW 64TH ST # 3	MIAMI	FL	33166
3030150460040	FOURPLEX AT 84TH AVENUE CONDO UNIT 4 UNDIV 27.575361 INT IN COMMON ELEMENTS OFF REC 14018-729 OR 18739-4592 0899 2	MARGUI FAMILY PARTNERS LTD	8404 NW 64TH ST	MIAMI	FL	33166
3030150500010	BROTHERS TWO CONDO UNIT 1 UNDIV .50% INT IN COMMON ELEMENTS OFF REC 16900-944 OR 16903-1017 0895 5	RGAG ENTERPRISES LLC	5975 NW 82ND AVE	MIAMI	FL	33166
3030150500020	BROTHERS TWO CONDO UNIT 2 UNDIV .30% INT IN COMMON ELEMENTS OFF REC 16900-944 OR 17555-2129 0397 5	RGAG ENTERPRISES LLC	5975 NW 82ND AVE	MIAMI	FL	33166
3030150500030	BROTHERS TWO CONDO UNIT 3 UNDIV .20% INT IN COMMON ELEMENTS OFF REC 16900-944 & 17551-3122 OR 19425-2604 1200 1	RGAG ENTERPRISES LLC	5975 NW 82ND AVE	MIAMI	FL	33166
3030150550020	CROWN PARK CONDO UNIT 7955 UNDIV 9.45% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 17996-1790 0298 1	MEV VESTI LLC	7955 NW 64TH ST # 7955	MIAMI	FL	33166
3030150550030	CROWN PARK CONDO UNIT 7957 UNDIV 4.74% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 17754-0856 0897 1	BJS EXPORT AND SHIPPING CORP	7957 NW 64TH ST # 7957	MIAMI	FL	33166
3030150550040	CROWN PARK CONDO UNIT 7959 UNDIV 4.74% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 17855-4982 1097 1	DISCOMODA USA CORP	7959 NW 64TH ST # 7959	MIAMI	FL	33166
3030150550050	CROWN PARK CONDO UNIT 7961 UNDIV 9.48% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 17681-0498 0697 2 COC 22518-3684 07 2004 1	N&S INTL DISTRIBUTOR CORP	7961 NW 64TH ST # 7961	MIAMI	FL	33166
3030150550060	CROWN PARK CONDO UNIT 7963 UNDIV 4.74% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 20695-4521 09 2002 2 COC 25997-2830 10 2007 5	IKEYA INC	7963 NW 64TH ST # 7963	MIAMI	FL	33166
3030150550070	CROWN PARK CONDO UNIT 7965 UNDIV 4.74% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 20695-4521 09 2002 2 COC 25995-0428 10 2007 1	IKEYA INC	7965 NW 64TH ST # 7965	MIAMI	FL	33166
3030150550080	CROWN PARK CONDO UNIT 7967 UNDIV 9.41% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 21148-1443 04/2003 1	CHANG SHIH LIN & YAECUN W LIN	7967 NW 64TH ST	MIAMI	FL	33166
3030150550090	CROWN PARK CONDO UNIT 8001 UNDIV 5.66% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 17619-4869 0497 2	ALEXANDRE HEBRA	8001 NW 64TH ST # 8001	MIAMI	FL	33166
3030150550100	CROWN PARK CONDO UNIT 8003 UNDIV 5.95% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 17619-4869 0497 2	JAKOZ LLC	8003 NW 64TH ST # 8003	MIAMI	FL	33166

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3030150550120	CROWN PARK CONDO UNIT 8007 UNDIV 5.95% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 20249-0296 0302 1	ARMANDO J FORONDA & CARLA C	8007 NW 64TH ST	MIAMI	FL	33166
3030150550140	CROWN PARK CONDO UNIT 8011 UNDIV 5.95% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 18706-1964 0699 4	8011 OZKOZ LLC	8011 NW 64TH ST # 8011	MIAMI	FL	33166
3030150550150	CROWN PARK CONDO UNIT 8013 UNDIV 12.94% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 18601-3173 0499 1 COC 26411-0631 05 2008 1	MSDZ CORPORATION	8013 NW 64TH ST # 8013	MIAMI	FL	33166
3030150570010	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 1 UNIT 101 UNDIV 12.50% INT IN COMMON ELEMENTS OFF REC 18061-1498 OR 18115-2884 0598 1	OSCAR BLANCO & REYNA	8500 NW 61ST ST # 101	MIAMI	FL	33166
3030150570020	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 1 UNIT 102 UNDIV 12.50% INT IN COMMON ELEMENTS OFF REC 18061-1498 OR 19875-0475 0801 1	READY A/C SHEETMETAL CORP	8506 NW 61ST ST	MIAMI	FL	33166
3030150570030	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 1 UNIT 103 UNDIV 17% INT IN COMMON ELEMENTS OFF REC 18061-1498 OR 19864-3508 0801 1 COC 25612-1937 04 2007 1	INVESTMENTI CACCIA LLC	8512 NW 61ST ST	MIAMI	FL	33166
3030150570040	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 1 UNIT 104 UNDIV 17% INT IN COMMON ELEMENTS OFF REC 18061-1498 OR 18082-3875 18442-4762 0498 1	OMAR EXPORT INC	8518 NW 61ST ST # 104	MIAMI	FL	33166
3030150570050	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 1 UNIT 105 UNDIV 17% INT IN COMMON ELEMENTS OFF REC 18061-1498 OR 18114-0511 18442-4760 0498 1	DIEGO & JUAN CARLOS MEDINA	8524 NW 61ST ST # 105	MIAMI	FL	33166
3030150570060	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 1 UNIT 106 UNDIV 24% INT IN COMMON ELEMENTS OFF REC 18061-1498 OR 21158-2692 03 2003 1	PROMOTORA NL USA CORP	8530 NW 61ST ST # 106	MIAMI	FL	33166
3030150580010	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 2 UNIT 8562 AKA 201 UNDIV 1/8 INT IN COMMON ELEMENTS OFF REC 18494-3172 OR 19194-1561 07 2000 5	EVERTON LAWRENCE	8562 NW 61ST ST	MIAMI	FL	33166
3030150580020	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 2 UNIT 8558 AKA 202 UNDIV 1/8 INT IN COMMON ELEMENTS OFF REC 18494-3172 OR 18707-1059 19194-1561 0799 2	EVERTON LAWRENCE	8558 NW 61ST ST	MIAMI	FL	33166
3030150580030	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 2 UNIT 8554 AKA 203 UNDIV 1/8 INT IN COMMON ELEMENTS OFF REC 18494-3172 OR 18631-4172 0599 1	PUZYTON TRADING CORPORATION	8554 NW 61ST ST	MIAMI	FL	33166
3030150580040	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 2 UNIT 8550 AKA 204 UNDIV 1/8 INT IN COMMON ELEMENTS OFF REC 18494-3172 OR 18707-1059 19194-1561 0799 2	EVERTON LAWRENCE	8550 NW 61ST ST	MIAMI	FL	33166
3030150580050	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 2 UNIT 8566 AKA 205 UNDIV 1/8 INT IN COMMON ELEMENTS OFF REC 18494-3172 OR 18562-2046 0499 1	TEAM FOUR LLC	8566 NW 61ST ST	MIAMI	FL	33166
3030150580060	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 2 UNIT 8570 AKA 206 UNDIV 1/8 INT IN COMMON ELEMENTS OFF REC 18494-3172 OR 18562-2048 0499 1 COC 26261-4842 02 2008 6	ANGEL FALLS PROPERTIES LLC	8570 NW 61ST ST	MIAMI	FL	33166
3030150580070	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 2 UNIT 8574 AKA 207 UNDIV 1/8 INT IN COMMON ELEMENTS OFF REC 18494-3172 OR 19454-3743 1100 1 COC 26244-2021 07 2007 4	M B SERVICES & EXPORTING INC	8574 NW 61ST ST	MIAMI	FL	33166
3030150580080	ROYAL POINCIANA INDUSTRIAL PARK CONDO NO 2 UNIT 8578 AKA 208 UNDIV 1/8 INT IN COMMON ELEMENTS OFF REC 18494-3172 OR 18557-2250 0499 1 COC 24844-0509 07 2006 5	RHD INVESTMENT LLC	8578 NW 61ST ST	MIAMI	FL	33166
3030150590001	PALMETTO INDUSTRIAL PARK CONDO FLA FRUIT LAND CO SUB PB 2-17 E197.16FT OF W287.16FT OF TR 53 LESS N35FT & E131.67FT OF W419.03FT OF TR 53 LESS N35FT LOT SIZE 96538 SQ FT F/A/U 30-3015-001-0600 & 0601	REFERENCE ONLY		UNINCORPORATED COUNTY	FL	33166
3030150590010	PALMETTO INDUSTRIAL PARK CONDO UNIT 7850 UNDIV 0.0640% INT IN COMMON ELEMENTS OFF REC 18456-316 OR 18992-3664 0200 1	LUIS E & BEATRIZ V RIVERA	7850 NW 62ND ST	MIAMI	FL	33166
3030150590020	PALMETTO INDUSTRIAL PARK CONDO UNIT 7852 UNDIV 0.1260% INT IN COMMON ELEMENTS OFF REC 18456-316 OR 19099-2042 0400 1 COC 24491-0548 10 2005 4	PALMETTO WHAREHOUSE LLC	7852 NW 62ND ST	MIAMI	FL	33166
3030150590030	PALMETTO INDUSTRIAL PARK CONDO UNIT 7854 UNDIV 0.1260% INT IN COMMON ELEMENTS OFF REC 18456-316 COC 24199-4077 01 2006 5	7854 PALMETTO WHAREHOUSE LLC	7854 NW 62ND ST	MIAMI	FL	33166
3030150590040	PALMETTO INDUSTRIAL PARK CONDO UNIT 7860 UNDIV 0.1442% INT IN COMMON ELEMENTS OFF REC 18456-316 OR 18590-2117 0499 1	ANTONIO RIVAS & VIRGINIA	7860 NW 62ND ST	MIAMI	FL	33166
3030150590050	PALMETTO INDUSTRIAL PARK CONDO UNIT 7862 UNDIV 0.0711% INT IN COMMON ELEMENTS OFF REC 18456-316 OR 20721-1885 1002 1 COC 23133-1444 02 2005 1	ANTONIO RIVAS	7862 NW 62ND ST	MIAMI	FL	33166
3030150590060	PALMETTO INDUSTRIAL PARK CONDO UNIT 7864 UNDIV 0.0714% INT IN COMMON ELEMENTS OFF REC 18456-316 OR 19025-2656 0200 1 COC 22791-1402 10 2004 6	FRANCISCO CASTRO	7864 NW 62ND ST	MIAMI	FL	33166
3030150590070	PALMETTO INDUSTRIAL PARK CONDO UNIT 7866 UNDIV 0.0709% INT IN COMMON ELEMENTS OFF REC 18456-316 OR 18498-4825 0299 1 COC 23707-4226 05 2005 4	SBA WINDOW FILM INC	7866 NW 62ND ST	MIAMI	FL	33166
3030150590080	PALMETTO INDUSTRIAL PARK CONDO UNIT 7868 UNDIV .0710% INT IN COMMON ELEMENTS OFF REC 18456-316 OR 19725-4551 0601 1	ALFREDO C SOTO JTRS	7868 NW 62ND ST	MIAMI	FL	33166
3030150590090	PALMETTO INDUSTRIAL PARK CONDO UNIT 7870 UNDIV 0.2555% INT IN COMMON ELEMENTS OFF REC 18456-316 OR 20852-510 11 2002 1	TTS TASK TOTAL SERVICE LLC	7870 NW 62ND ST	MIAMI	FL	33166
3030150610001	ROYAL POINCIANA IND PK CONDO NO 3 ALERO INDUSTRIAL PK PB 151-86 ALL OF TRACT A LESS PORTIONS N/A/U 30-3015-057 AND 058 LOT SIZE 77058 SQ FT (1.77 AC) F/A/U 30-3015-054-0010	REFERENCE ONLY		UNINCORPORATED COUNTY	FL	33166
3030150610010	ROYAL POINCIANA IND PK CONDO NO 3 UNIT 1 UNDIV 1/6% INT IN COMMON ELEMENTS OFF REC 19165-862 OR 19178-39 0600 1	R D R EXPORT LLC	6055 NW 87TH AVE	MIAMI	FL	33178

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3030150610020	ROYAL POINCIANA IND PK CONDO NO 3 UNIT 2 UNDIV 1/6% INT IN COMMON ELEMENTS OFF REC 19165-862 OR 19402-0986 1200 1 COC 26474-3780 06 2008 1	CONTINENTAL SERV & CARRIER INC	6045 NW 87TH AVE	MIAMI	FL	33178
3030150610030	ROYAL POINCIANA IND PK CONDO NO 3 UNIT 3 UNDIV 1/6% INT IN COMMON ELEMENTS OFF REC 19165-862 OR 20699-2888 10 2002 1	TEAM FOUR LLC	6035 NW 87TH AVE	MIAMI	FL	33178
3030150610040	ROYAL POINCIANA IND PK CONDO NO 3 UNIT 4 UNDIV 1/6% INT IN COMMON ELEMENTS OFF REC 19165-862 OR 19653-1641 0501 1	M&D SUPPLY LLC	6025 NW 87TH AVE	MIAMI	FL	33178
3030150610050	ROYAL POINCIANA IND PK CONDO NO 3 UNIT 5 UNDIV 1/6% INT IN COMMON ELEMENTS OFF REC 19165-862 OR 19171-2072 0600 1 COC 23916-4343 09 2005 5	DIOR HOLDINGS INC	6015 NW 87TH AVE	MIAMI	FL	33198
3030150610060	ROYAL POINCIANA IND PK CONDO NO 3 UNIT 6 UNDIV 1/6% INT IN COMMON ELEMENTS OFF REC 19165-862 OR 19173-302 0600 1 COC 23472-4562 05 2005 1	INVERSORA E & D CORP	6005 NW 87TH AVE	MIAMI	FL	33178
3030150620001	SORRENTO INDUSTRIAL PARK CONDO K Y M INDUSTRIAL PARK PB 116-41 LOTS 9 & 10 BLK 1 AS DESC IN DEC OR 23359-3890 LOT SIZE 73486 SQ FT FAU 30-3015-013-0090	REFERENCE ONLY		UNINCORPORATED COUNTY	FL	33166
3030150620010	SORRENTO INDUSTRIAL PARK CONDO UNIT 7901 UNDIV 3.1400% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 23591-4782 07 2005 1	TEMPLO CALVARIO ASAMBLEAS	7901 NW 64TH ST # 7901	MIAMI	FL	33166
3030150620020	SORRENTO INDUSTRIAL PARK CONDO UNIT 7903 UNDIV 4.3480% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 24778-2276 07 2006 1	HUMBERTO SANTOS & MARIA	7903 NW 64TH ST # 7903	MIAMI	FL	33166
3030150620030	SORRENTO INDUSTRIAL PARK CONDO UNIT 7905 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 23826-0767 09 2005 1	CARLOS A MESA 7905 LLC	7905 NW 64TH ST # 7905	MIAMI	FL	33166
3030150620040	SORRENTO INDUSTRIAL PARK CONDO UNIT 7907 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 24190-1678 01 2006 1	CARLOS BERGE & MARIA M	7907 NW 64TH ST # 7907	MIAMI	FL	33166
3030150620050	SORRENTO INDUSTRIAL PARK CONDO UNIT 7909 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 24589-4430 05 2006 1	SORRENTO LLC	7909 NW 64TH ST # 7909	MIAMI	FL	33166
3030150620060	SORRENTO INDUSTRIAL PARK CONDO UNIT 7911 UNDIV 4.3480% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 24589-4118 05 2006 1	SORRENTO LLC	7911 NW 64TH ST # 7911	MIAMI	FL	33166
3030150620070	SORRENTO INDUSTRIAL PARK CONDO UNIT 7913 UNDIV 4.3480% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 24294-0617 03 2006 1	ISMAEL N NAPOLES &	7913 NW 64TH ST # 7913	MIAMI	FL	33166
3030150620080	SORRENTO INDUSTRIAL PARK CONDO UNIT 7915 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 24796-1008 08 2006 1	D AND A GLOBAL SERVICES LLC	7915 NW 64TH ST # 7915	MIAMI	FL	33166
3030150620100	SORRENTO INDUSTRIAL PARK CONDO UNIT 7919 UNDIV 3.2300% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 23474-0183 05 2005 1	MARIO M SARRIA	7919 NW 64TH ST # 7919	MIAMI	FL	33166
3030150620110	SORRENTO INDUSTRIAL PARK CONDO UNIT 7921 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 23930-4852 11 2005 1	UHS ULTRASOUND & HOSPITAL	7921 NW 64TH ST # 7921	MIAMI	FL	33166
3030150620120	SORRENTO INDUSTRIAL PARK CONDO UNIT 7923 UNDIV 7.2460% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 23894-4093 10 2005 1	HUMBERTO M REGO	7923 NW 64TH ST # 7923	MIAMI	FL	33166
3030150620130	SORRENTO INDUSTRIAL PARK CONDO UNIT 7925 UNDIV 1.9100% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 23811-0042 09 2005 1	DAKI CORP	7925 NW 64TH ST # 7925	MIAMI	FL	33166
3030150620140	SORRENTO INDUSTRIAL PARK CONDO UNIT 7927 UNDIV 1.6910% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 23936-2137/24007-2265 1005 1	DAKI CORP	7927 NW 64TH ST # 7927	MIAMI	FL	33166
3030150620150	SORRENTO INDUSTRIAL PARK CONDO UNIT 7929 UNDIV 7.2460% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 26243-0413 09 2007 5	TAI HOLDINGS CORP	7929 NW 64TH ST # 7929	MIAMI	FL	33166
3030150620160	SORRENTO INDUSTRIAL PARK CONDO UNIT 7931 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 26243-0414 01 2008 4	FIRST BANK OF MIAMI	7931 NW 64TH ST # 7931	MIAMI	FL	33166
3030150620170	SORRENTO INDUSTRIAL PARK CONDO UNIT 7933 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 25623-0218 05 2007 1	OGURA IT & SECURITY LLC	7933 NW 64TH ST # 7933	MIAMI	FL	33166
3030150620190	SORRENTO INDUSTRIAL PARK CONDO UNIT 7937 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 25623-0073 05 2007 1	PEDRO ROSELL & TERRY	7937 NW 64TH ST # 7937	MIAMI	FL	33166
3030150620200	SORRENTO INDUSTRIAL PARK CONDO UNIT 7939 UNDIV 4.1060% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 26049-3030 11 2007 1	PAUVIC CORP	7939 NW 64TH ST # 7939	MIAMI	FL	33166
3030150620230	SORRENTO INDUSTRIAL PARK CONDO UNIT 7945 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 COC 24476-3514 04 2006 1	LOCALLOG LLC	7945 NW 64TH ST # 7945	MIAMI	FL	33166
3030150620240	SORRENTO INDUSTRIAL PARK CONDO UNIT 7947 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 23446-0086 06 2005 1	VILAU PROPERTY MANAGEMENT INC	7947 NW 64TH ST # 7947	MIAMI	FL	33166
3030150620250	SORRENTO INDUSTRIAL PARK CONDO UNIT 7949 UNDIV 4.3480% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 23694-1822 08 2005 1	FARELI CORP	7949 NW 64TH ST # 7949	MIAMI	FL	33166
3030150620260	SORRENTO INDUSTRIAL PARK CONDO UNIT 7951 UNDIV 3.1400% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 23496-3516 06 2005 1	HECTOR R ARGUELLO & ADELA T	7951 NW 64TH ST # 7951	MIAMI	FL	33166
3030150640001	TRACT A AS DESC IN DECL OR 24848-1427 LOT SIZE 73128 SQ FT M/L FAU 30 3015 063 0010	REFERENCE ONLY		UNINCORPORATED COUNTY	FL	33166
3030150640010	PALMETTO COMMERCE CNTR CONDO INC UNIT 1 BLDG A UNDIV 0.0637% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 25099-4118 11 2006 1	CERMALLAS PROP HOLDING INC	7763 NW 64TH ST STE 1A	MIAMI	FL	33166

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3030150640020	PALMETTO COMMERCE CNTR CONDO INC UNIT 2 BLDG A UNDIV 0.0637% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 25099-4143 11 2006 1	CERMALLAS PROP HOLDINGS INC	7763 NW 64TH ST STE 2A	MIAMI	FL	33166
3030150640040	PALMETTO COMMERCE CNTR CONDO INC UNIT 4 BLDG A UNDIV 0.0904% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 26251-1563/26251-1563 0108 1	BFG INTERNATIONAL CORP	7763 NW 64TH ST STE 4A	MIAMI	FL	33166
3030150640050	PALMETTO COMMERCE CNTR CONDO INC UNIT 5 BLDG A UNDIV 0.0901% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 25162-0444 11 2006 2	PF LUE HOLDINGS LLC	7763 NW 64TH ST STE 5A	MIAMI	FL	33166
3030150640070	PALMETTO COMMERCE CNTR CONDO INC UNIT 7 BLDG A UNDIV 0.0910% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 25162-0444 11 2006 2	PF LUE HOLDINGS LLC	7763 NW 64TH ST STE 7A	MIAMI	FL	33166
3030150640080	PALMETTO COMMERCE CNTR CONDO INC UNIT 1 BLDG B UNDIV 0.0644% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 25099-4473 11 2006 2	SAN LAZARO ENTERPRISES INC	7735 NW 64TH ST STE 1B	MIAMI	FL	33166
3030150640090	PALMETTO COMMERCE CNTR CONDO INC UNIT 2 BLDG B UNDIV 0.0639% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 25099-4473 11 2006 2	SAN LAZARO ENTERPRISES INC	7735 NW 64TH ST STE 2B	MIAMI	FL	33166
3030150640100	PALMETTO COMMERCE CNTR CONDO INC UNIT 3 BLDG B UNDIV 0.0639% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 25099-4473 11 2006 2	SAN LAZARO ENTERPRISES INC	7735 NW 64TH ST STE 3B	MIAMI	FL	33166
3030150640110	PALMETTO COMMERCE CNTR CONDO INC UNIT 4 BLDG B UNDIV 0.0639% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 25099-4473 11 2006 2	SAN LAZARO ENTERPRISES INC	7735 NW 64TH ST STE 4B	MIAMI	FL	33166
3030150640120	PALMETTO COMMERCE CNTR CONDO INC UNIT 5 BLDG B UNDIV 0.0639% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 25099-4473 11 2006 2	SAN LAZARO ENTERPRISES INC	7735 NW 64TH ST STE 5B	MIAMI	FL	33166
3030150640140	PALMETTO COMMERCE CNTR CONDO INC UNIT 7 BLDG B UNDIV 0.0644% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 25099-4473 11 2006 2	SAN LAZARO ENTERPRISES INC	7735 NW 64TH ST STE 7B	MIAMI	FL	33166
3030150650001	EAGLE PARK CONDO AMERICAN EAGLE IND PARK PB 120-35 LOTS 1 THRU 4 BLK 1 AS DESC IN DECL OR 25461-0143 LOT SIZE 155835 SQ FT FAU 30 3015 025 0010	REFERENCE ONLY		UNINCORPORATED COUNTY	FL	33166
3030150650010	EAGLE PARK CONDO UNIT 1 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 26164-0343 01 2008 1	SILVA SHIPPING USA LLC	8335 NW 64TH ST # 1	MIAMI	FL	33166
3030150650020	0143	TRIPLE AAA PROPERTIES LLC	8337 NW 64TH ST # 2	MIAMI	FL	33166
3030150650030	EAGLE PARK CONDO UNIT 3 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 26536-2473 08 2008 1	DAVID BANEGAS STUDIO INC	8339 NW 64TH ST # 3	MIAMI	FL	33166
3030150650050	0143	MOISES REGALADO	8343 NW 64TH ST # 5	MIAMI	FL	33166
3030150650060	0143	REAL ESTATE BUSINESS L AND L CORP	8345 NW 64TH ST # 6	MIAMI	FL	33166
3030150650070	0143	PROVIDERS SUPPLIES AW LLC	8347 NW 64TH ST # 7	MIAMI	FL	33166
3030150650090	EAGLE PARK CONDO UNIT 9 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 26138-3038 12 2007 1	INVERSIONES ROSEMARY INC	8319 NW 64TH ST # 9	MIAMI	FL	33166
3030150650100	EAGLE PARK CONDO UNIT 10 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25865-3951 08 2007 1	WILLIAM MAYOL	8321 NW 64TH ST # 10	MIAMI	FL	33166
3030150650110	EAGLE PARK CONDO UNIT 11 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 26021-4875 10 2007 1	ROGER MORA INVESTMENTS INC	8323 NW 64TH ST # 11	MIAMI	FL	33166
3030150650120	0143	FARON INVESTMENT CORP	8325 NW 64TH ST # 12	MIAMI	FL	33166
3030150650130	0143	FARAON INVESTMENT CORP	8327 NW 64TH ST # 13	MIAMI	FL	33166
3030150650140	0143	FARAON INVESTMENT CORP	8329 NW 64TH ST # 14	MIAMI	FL	33166
3030150650150	0143	REAL ESTATE BUSINESS L AND L CORP	8331 NW 64TH ST # 15	MIAMI	FL	33166
3030150650160	0143	TELEKI INVESTMENTS LLC	8333 NW 64TH ST # 16	MIAMI	FL	33166
3030150650180	EAGLE PARK CONDO UNIT 18 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 26536-2332 08 2008 1	RHD SERV USA CORP	8315 NW 64TH ST STE 2	MIAMI	FL	33166
3030150650190	0143	DIESEL TRADING INC	8315 NW 64TH ST STE 3	MIAMI	FL	33166
3030150650200	0143	INDUCHEM CORP	8315 NW 64TH ST	MIAMI	FL	33166
3030150650210	EAGLE PARK CONDO UNIT 21 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25811-1122 07 2007 1	STAR CARIBBEAN TRADING CORP	8315 NW 64TH ST STE 5	MIAMI	FL	33166
3030150650220	0143	SANE INVESTMENT CORP	8315 NW 64TH ST	MIAMI	FL	33166
3030150650250	EAGLE PARK CONDO UNIT 25 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25737-0867 06 2007 1	JV HOLDINGS COMMERCIAL LLC	8311 NW 64TH ST STE 1	MIAMI	FL	33166
3030150650260	EAGLE PARK CONDO UNIT 26 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25526-0858 04 2007 1	MIDTOWN SOL LLC	8311 NW 64TH ST STE 2	MIAMI	FL	33166
3030150650270	0143	REPLACEMENT PRODUCTS SUPPLY CORP	8311 NW 64TH ST STE 3	MIAMI	FL	33166
3030150650280	EAGLE PARK CONDO UNIT 28 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25865-4522 08 2007 1	ZAFIRO ENTERPRISES LLC	8311 NW 64TH ST	MIAMI	FL	33166
3030150650290	EAGLE PARK CONDO UNIT 29 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25503-2059 03 2007 1	ONTRACK MACHINERY & PARTS INC	8311 NW 64TH ST STE 5	MIAMI	FL	33166
3030150650300	0143	ZAFIRO ENTERPRISES LLC	8311 NW 64TH ST	MIAMI	FL	33166

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150650310	0143	VENUR LLC	8311 NW 64TH ST STE 7	MIAMI	FL	33166
3030150650320	EAGLE PARK CONDO UNIT 32 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25737-1247 06 2007 1	ONTRACK MACHINERY & PARTS INC	8311 NW 64TH ST STE 8	MIAMI	FL	33166
3030150650330	EAGLE PARK CONDO UNIT 33 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 26370-2272 04 2008 1	MAC REPLACEMENT PARTS LLC	8285 NW 64TH ST STE 1	MIAMI	FL	33166
3030150650340	EAGLE PARK CONDO UNIT 34 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143	MVDM HOLDINGS LLC	8285 NW 64TH ST STE 2	MIAMI	FL	33166
3030150650350	EAGLE PARK CONDO UNIT 35 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25957-2213 09 2007 1	8285 WAREHOUSE HOLDINGS LLC	8285 NW 64TH ST STE 3	MIAMI	FL	33166
3030150650360	0143	8283 HOLDING LLC	8285 NW 64TH ST	MIAMI	FL	33166
3030150650370	0143	8283 HOLDING LLC	8285 NW 64TH ST STE 5	MIAMI	FL	33166
3030150650390	0143	ALVARO SANTAMARIA	8285 NW 64TH ST STE 7	MIAMI	FL	33166
3030150650400	0143	METAL MET USA CORP	8285 NW 64TH ST STE 8	MIAMI	FL	33166
3030150650410	EAGLE PARK CONDO UNIT 41 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25651-4077 05 2007 1	TAV RACING CORP &	8283 NW 64TH ST STE 1	MIAMI	FL	33166
3030150650420	0143	8283 HOLDING LLC	8283 NW 64TH ST STE 2	MIAMI	FL	33166
3030150650430	EAGLE PARK CONDO UNIT 43 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 26240-0720 02 2008 1	ALVARO SANTA MARIA	8283 NW 64TH ST STE 3	MIAMI	FL	33166
3030150650440	0143	ALVARO SANTA MARIA	8283 NW 64TH ST	MIAMI	FL	33166
3030150650450	0143	ALVARO SANTA MARIA	8283 NW 64TH ST STE 5	MIAMI	FL	33166
3030150650460	0143	SUNRISE INTL TRADING CORP	8283 NW 64TH ST	MIAMI	FL	33166
3030150650470	0143	MIGUEL ANGEL MOROS TOVAR	8283 NW 64TH ST STE 7	MIAMI	FL	33166
3030150650480	0143	MIGUEL ANGEL MOROS TOVAR	8283 NW 64TH ST STE 8	MIAMI	FL	33166
3030150650490	0143	ALVARO SANTA MARIA	8267 NW 64TH ST # 49	MIAMI	FL	33166
3030150650510	EAGLE PARK CONDO UNIT 51 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 26272-0182 03 2008 2	EMPORIUM LOGISTICS LLC 1706 LLC	8271 NW 64TH ST # 51	MIAMI	FL	33166
3030150650520	EAGLE PARK CONDO UNIT 52 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25810-3234 07 2007 1	MANUEL GONZALEZ	8273 NW 64TH ST # 52	MIAMI	FL	33166
3030150650530	EAGLE PARK CONDO UNIT 53 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25792-3764 07 2007 1	ET PLASTERING INC	8275 NW 64TH ST # 53	MIAMI	FL	33166
3030150650540	0143	ADVISORS CORPORATION	8277 NW 64TH ST # 54	MIAMI	FL	33166
3030150650550	0143	ADVISORS CORPORATION	8279 NW 64TH ST # 55	MIAMI	FL	33166
3030150650560	0143	CARNERO CORP	8281 NW 64TH ST # 56	MIAMI	FL	33166
3030150650570	EAGLE PARK CONDO UNIT 57 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25865-4912 07 2007 1	MIRELLA I SANCHEZ &	8251 NW 64TH ST # 57	MIAMI	FL	33166
3030150650580	EAGLE PARK CONDO UNIT 58 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25811-1614 07 2007 1	JIMM INVESTMENTS INC	8253 NW 64TH ST # 58	MIAMI	FL	33166
3030150650590	EAGLE PARK CONDO UNIT 59 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25586-3917 04 2007 1	ALAMAND LLC	8255 NW 64TH ST # 59	MIAMI	FL	33166
3030150650600	0143	PACIFIC AUTO PARTS HARDWARE	8257 NW 64TH ST # 60	MIAMI	FL	33166
3030150650610	0143	PACIFIC AUTO PARTS HARDWARE	8259 NW 64TH ST # 61	MIAMI	FL	33166
3030150650620	0143	CRIS INVESTMENTS LLC	8261 NW 64TH ST # 62	MIAMI	FL	33166
3030150650630	0143	CRIS INVESTMENTS LLC	8263 NW 64TH ST # 63	MIAMI	FL	33166
3030150650640	0143	CRIS INVESTMENTS LLC	8265 NW 64TH ST	MIAMI	FL	33166
3030150660001	A & N COMMERCIAL CONDO FLA FRUIT LAND CO SUB PB 2-17 E92.04FT OF W132.04FT OF W1/2 OF TR 26 LESS N35FT FOR R/W AS DESC IN DECL OR 25703-0001 LOT SIZE 27130 SQ FT FAU 30-3015-001-0255	REFERENCE ONLY		UNINCORPORATED COUNTY	FL	33166
3030150660010	A & N COMMERCIAL CONDO UNIT 6799 UNDIV 17% IN IN COMMON ELEMENTS OFF REC 25703-0001	EGM HOLDINGS GRP INC	6799 NW 87TH AVE # 6799	MIAMI	FL	33178
3030150660020	A & N COMMERCIAL CONDO UNIT 6795 UNDIV 66% IN IN COMMON ELEMENTS OFF REC 25703-0001	EGM HOLDINGS GRP INC	6795 NW 87TH AVE # 6795	MIAMI	FL	33178
3030150660030	A & N COMMERCIAL CONDO UNIT 6791 UNDIV 17% IN IN COMMON ELEMENTS OFF REC 25703-0001	EGM HOLDINGS GRP INC	6791 NW 87TH AVE # 6791	MIAMI	FL	33178
3030140200010	JAL SUB PB 127-42 TR A LOT SIZE 3.35 AC M/L OR 16206-0896 0194 1	PUBLIC STORAGE INSTITUTIONAL FUND	7511 NW 73RD ST	MIAMI	FL	33166
3030140250010	TRANSPORT INTERNATIONAL POOL PB 151-82 T-19742 TR A LOT SIZE 286058 SQ FT M/L FAU 30-3014-010-0010	KRIS ALTER	7250 NW 74TH AVE	MIAMI	FL	33166
3030140250030	TRANSPORT INTERNATIONAL POOL PB 151-82 T-19742 TR C LOT SIZE 1398 SQ FT M/L FAU 30-3014-010-0010	IRENE ALTER TR			FL	33166

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030140290010	POWERTRAC SUB PB 159-71 T-20591 TRACT A LOT SIZE 165502 SQFT FAU 30-3014-010-0015	MACHINERY PARTNERS FINANCE LTD	7181 NW 77TH AVE	MIAMI	FL	33166
3030140290020	POWERTRAC SUB PB 159-71 T-20591 PARCEL 3 LOT SIZE 4218 SQFT FAU 30-3014-010-0015	MACHINERY PARTNERS FINANCE LTD			FL	33166
3030150010030	15 53 40 2.659 AC FLA FRUIT LAND CO SUB PB 2-17 TR 3 LESS W770FT & LESS S35FT FOR R/W PER W/P #20232 LOT SIZE 115842 SQ FT OR 10883-281 & 284 0980 2	MILLENNIUM WORLD TRADE BUSINESS		MIAMI	FL	33166
3030150010164	15 53 40 1.688 AC FLA FRUIT LAND CO SUB PB 2-17 PORT OF W1/2 OF TR 13 DESC COMM SW COR OF NW1/4 OF NE1/4 TH N 89 DEG E 408.18FT FOR POB TH N 89 DEG E 252.92FT N 01 DEG W 294.90FT S 89 DEG W 245.81FT S 0 DEG E 294.81FT TO POB LOT SIZE 73529 SQ FT F/A/U 30-3015-001-0160 PER W/P #19509 OR 17263-2137 0796 1	ARTURO VAZQUEZ	8020 NW 71ST ST	MIAMI	FL	33166
3030150010300	FLA FRUIT LAND CO SUB PB 2-17 E1/2 TR 31 LESS S35FT & LESS E35FT FOR R/W LOT SIZE 183016 SQ FT	ENRIQUE GONDAR	7200 NW 84TH AVE	MEDLEY	FL	33166
3030150010421	15 53 40 .98 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W145.05FT OF E180.06FT OF S294.86FT OF TR 43 LOT SIZE 42765 SQ FT OR 16222-2338 0194 5		6000 NW 84TH AVE	MIAMI	FL	33166
3030150010640	15 53 40 3.02 AC M/L FLA FRUIT LAND CO SUB PB 2-17 N1/2 OF TR 55 LESS W264FT & LESS R/W PR ADD 5950 NW 77 AVE LOT SIZE 131551 SQUARE FEET OR 16597-4629 1194 1	EDB INVESTMENTS INC	5950 NW 77TH CT	MIAMI	FL	33166
3030150010717	15 53 40 .456 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W84FT OF E424FT OF TR 62 LESS S60FT & N35FT FOR R/W OR 18574-3007 0399 5	ALICE DIANE STEPHENS	7950 NW 64TH ST	MIAMI	FL	33166
3030150070100	MANUFACTURERS IND PARK PB 100-37 LOTS 9 & 10 BLK 1 LOT SIZE 56131 SQ FT OR 17479-4359 1296 1	CARLOS M NUNEZ & MARIA I	7993 NW 60TH ST	MIAMI	FL	33166
3030150090010	15 53 40 0.634 AC M/L MALINA-TRESS DEV PB 105-66 TRACT A LOT SIZE 27617 SQ FT OR 16313-3988 1193 5	PALMETTO COMMER CENTER LLC	6045 NW 82ND AVE	MIAMI	FL	33166
3030150100010	MANUFACTURERS IND PARK REPL PB 113-91 LOT 5-A BLK 2 LOT SIZE 42547 SQ FT OR 15407-769 0292 3	MIAMI-DADE COUNTY	8010 NW 60TH ST	MIAMI	FL	33166
3030150100020	MANUFACTURERS IND PARK REPL PB 113-91 LOT 6-A BLK 2 LOT SIZE 46857 SQ FT OR 20780-0232 1002 1	ARAFAMY HOLDINGS LLC	7970 NW 60TH ST	MIAMI	FL	33166
3030150170030	BRADY SUB PB 118-5 LOT 3 BLK 1 LOT SIZE 38335 SQ FT	HOPTON CORPORATION	8450 NW 64 ST		FL	33166
3030150200020	PRADES SUB PB 118-80 LOTS 1 THRU 10 BLK 1 LOT SIZE 379652 SQ FT OR 13661-0485 0288 5	PRADES USA INC	7946 NW 66TH ST	MIAMI	FL	33166
3030150210010	MALINA IND SITE PB 119-13 TR A LOT SIZE .753 AC M/L OR 14056-2423 0389 5	MALINA INDUSTRIAL PROPERTIES INC	6601 NW 82ND AVE	MIAMI	FL	33166
3030150220020	CLERICO SUB PB 119-42 LOT 2 BLK 1 LOT SIZE 40671 SQ FT OR 18590-1206 0499 1	INTERGLASS HOLDING CO	6550 NW 82ND AVE	MIAMI	FL	33166
3030150230010	CONDOR TRAILERS PB 119-55 LOT 1 BLK 1 LOT SIZE 38333 SQ FT OR 19497-2059 0201 4 COC 26306-2999 03 2008 1	FLEET TECH & MAINTENANCE CORP	8500 NW 64TH ST	MIAMI	FL	33166
3030150240010	PORTALES SUB PB 119-75 TR A LOT SIZE .76 AC M/L OR 23122-3696 11045	H & F REAL PROPERTY INVESTMENTS	8401 NW 70TH ST	MIAMI	FL	33166
3030150310010	INA SUB PB 121-44 TRACT A LOT SIZE 34494 SQ FT OR 18847-2752 1199 1	NEW DORAL INVESTMENT CORP	6300 NW 84TH AVE	MIAMI	FL	33166
3030150370010	ARTHUR INDUSTRIAL SITES PB 125-6 LOTS 1 & 2 BLK 1 OR 12410-132 & 133 0185 1	GEORGE VAZQUEZ & CARMEN	8530 NW 64TH ST	MIAMI	FL	33166
3030150380010	OCALA SUB PB 125-84 LOT 1 BLK 1 LOT SIZE 33640 SQ FT M/L OR 20720-3070 1002 1	S & V INVESTMENTS OF MIAMI LLC	6790 NW 84TH AVE	MIAMI	FL	33166
3030150380020	OCALA SUB PB 125-84 LOT 2 BLK 1 LOT SIZE 33765 SQ FT M/L COC 22368-4631 06 2004 1	S & V INVEST OF MIA LLC			FL	33166
3030150380030	OCALA SUB PB 125-84 LOT 3 BLK 1 LOT SIZE 38925 SQ FT M/L OR 17541-4091 0297 1	DORAL COMMERCIAL CENTER LLC	8430 NW 66TH ST	MIAMI	FL	33166
3030150470010	C I G INVESTORS GROUP PB 144-21 T-14469 LOTS 1 THRU 10 BLK 1 & TR A OF WESTHILL INDUSTRIAL PB 149-58 LOT SIZE 437239 SQ FT FAU 30 3015 001 1290 OR 17003-2367 1195 2 (6)	WEST HILL INDUSTRIAL CORP	8600 NW 72ND ST	MIAMI	FL	33166
3030150490010	Q G D INDUSTRIAL SITE PB 147-8 T-18845 TR A LOT SIZE 3.812 AC FAU 30-3015-003-0010 OR 16550-2441 1094 1	Q G D INDUSTRIAL GROUP INC	7824 NW 71ST ST	MIAMI	FL	33195
3030150530010	MOUNTAINVIEW NORTH PB 149-87 T-19289 TR A LOT SIZE 4.20 AC M/L F/A/U 30-3015-001-0311 OR 17054-2313 1295 1	WEST HILL CORP	8501 NW 72ND ST	MIAMI	FL	33166
3030150560010	J M TRACT PB 151-66 T-19498 TR A LOT SIZE 1.12 AC M/L FAU 30-3015-001-0470 COC 22115-0267 03 2004 1	MARCELO LIERENA	6475 NW 87TH AVE	MIAMI	FL	33178
3030150180060	PALMETTO WEST WAREHOUSE CONDO UNIT 106-B UNDIV 11.23% INT IN COMMON ELEMENTS OFF REC 11091-1534 OR 18707-42 0799 1	EDGAR ELECTRIC SYSTEM INC	7880 NW 64TH ST	MIAMI	FL	33166
3030150330040	BENJAMIN INDUSTRIAL CONDO UNIT 7907 UNDIV 25% INT IN COMMON ELEMENTS OFF REC 11664-1146 OR 17625-2126 0497 1	ISAAC P RODRIGUEZ & CARMEN N	7907 NW 66TH ST # 7907	MIAMI	FL	33166
3030150390110	ESSINGTON INDUSTRIAL CONDO UNIT 11 UNDIV .02778% INT IN COMMON ELEMENTS OFF REC 12338-152 OR 17120-3369 0396 5	WALTER ODISHO	8097 NW 67TH ST	MIAMI	FL	33166
3030150550110	CROWN PARK CONDO UNIT 8005 UNDIV 5.95% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 17619-4869 0497 2	JAKOZ LLC	8005 NW 64TH ST # 8005	MIAMI	FL	33166
3030150620180	SORRENTO INDUSTRIAL PARK CONDO UNIT 7935 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 24928-4237 25170-4543 0906 1	LUIS FERNANDEZ & MARCIA	7935 NW 64TH ST # 7935	MIAMI	FL	33166

EXHIBIT 6

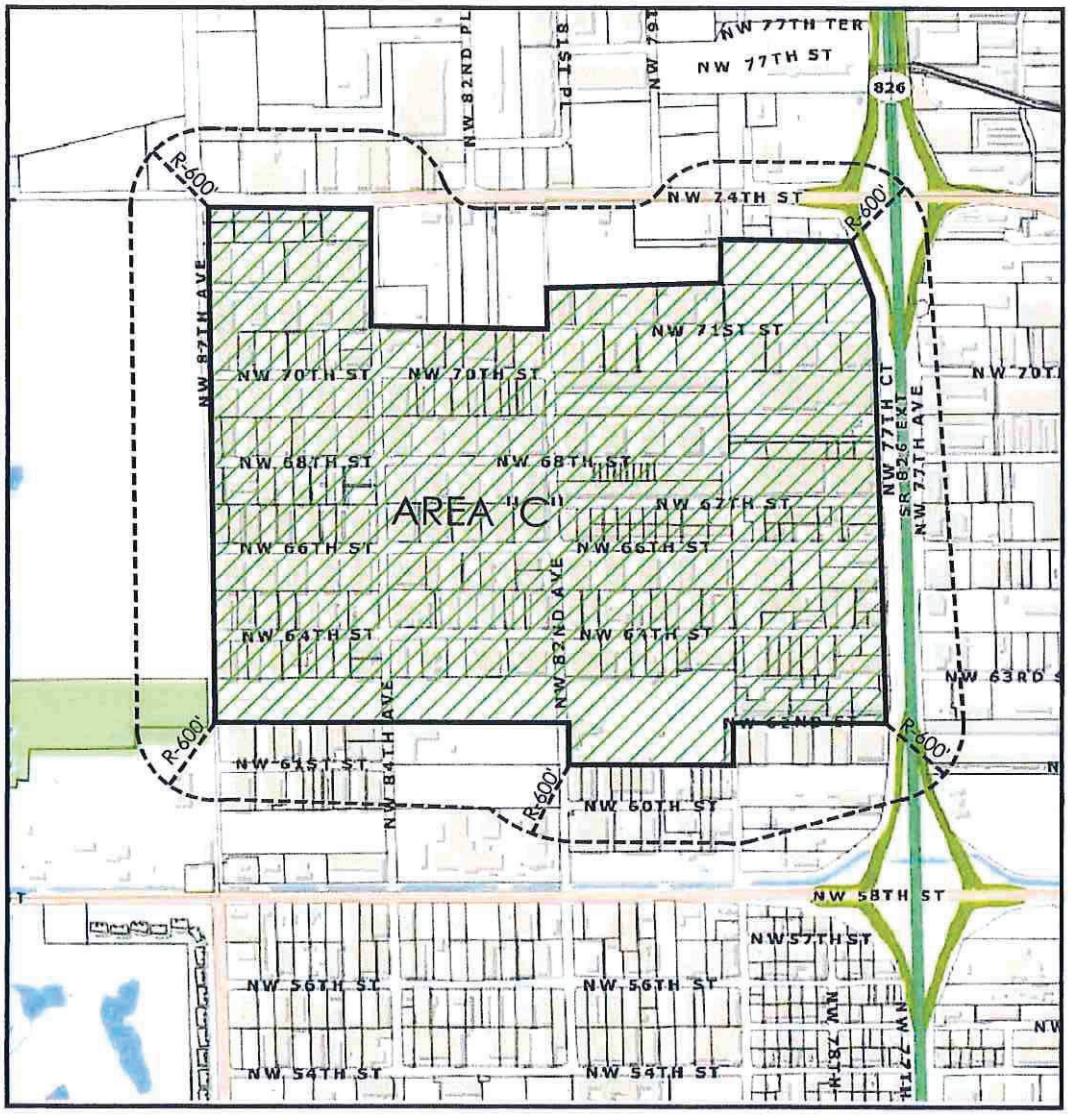
Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150640030	PALMETTO COMMERCE CNTR CONDO INC UNIT 3 BLDG A UNDIV 0.0637% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 25108-0842 11 2006 1	JOSE GONZALEZ	7763 NW 64TH ST STE 3A	MIAMI	FL	33166
3030150640130	PALMETTO COMMERCE CNTR CONDO INC UNIT 6 BLDG B UNDIV 0.0639% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 25099-4473 11 2006 2	SAN LAZARO ENTERPRISES INC	7735 NW 64TH ST STE 6B	MIAMI	FL	33166
3030150650500	EAGLE PARK CONDO UNIT 50 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 26272-0182 03 2008 2	EMPORIUM LOGISTICS LLC 1706 LLC	8269 NW 64TH ST # 50	MIAMI	FL	33166
3030150010190	15 53 40 2.205 AC M/L FLA FRUIT LAND CO SUB PB 2-17 TR-20 LESS E959FT & LESS W35FT & S35FT FOR R/W LOT SIZE 96036 SQ FT OR 20639-0887 0802 1 COC 21988-2018 01 2004 5	ALL INVESTMENT HOLDINGS LLC	7001 NW 84TH AVE	MIAMI	FL	33166
3030150040020	15 53 40 .62 AC M/L GENERAL HENRY PROPERTIES PB 92-24 PORT TR A - BEG 267.82FT E OF NW COR TR A TH SWLY129.93FT E209.76FT NELY129.95FT W209.76FT TO POB LOT SIZE 27041 SQ FT OR 20600-3443 0702 5 (2)	TANGO REAL ESTATE INVESTMENTS LLC	7840 NW 67TH ST	MIAMI	FL	33166
2230100000445	10 53 40 .079 AC M/L PORT DESC BEG 1314.36FTE & 40FT N OF SW COR OF SEC FOR POB TH N 89 DEG E 407.24 FT N 01 DEG W 19.77FT TH SWLY AD 64.22FT TH SWLY AD 343.06 FT TO POB PER COURT CASE NO. 12-12819 CA 15 FAU 22 3010 000 0440				FL	33166
3030140100084	14 53 40 1.50 AC M/L AMD PL OF PB 8-16 E221.08FT OF W706.12FT OF TR 9 LOT SIZE IRREGULAR OR 19331-4464 0900 1	STAR ELECTRIC DISTRIBUTORS INC	7500 NW 66TH ST	MIAMI	FL	33166
3030150010180	15 53 40 4.24 AC M/L FLA FRUIT LAND CO SUB PB 2-17 PORT TR 14 BEG 35FTN & 484FTW OF SE COR N294.83FT W623.85FT S294.83FT E623.85FT TO POB OR 19189-3697 0700 5 (3) COC 23605-4328 07 2005 2	ALMEDIA INVESTMENTS LLC	8027 NW 71ST ST	MIAMI	FL	33166
3030150010231	15 53 40 1.76 FLA FRUIT LAND CO SUB PB 2-17 E299.9FT OF TR 25 LESS E35FT & LESS S35FT OR 11866-2315 0893 COC 24678-2046 06 2006 5	HYMAN ASH	8405 NW 66TH ST	MIAMI	FL	33166
3030150010316	15 53 40 1 AC FLA FRUIT LAND CO SUB PB 2-17 S1/2 OF E264.49FT OF W793.47FT OF TR 32 LOT SIZE 43609 SQ FT OR 16631-4801 1294 4(6) COC 23949-2700 24813-2934 1105 5	LOPEZ ASSETS CORP			FL	33166
3030150010331	15 53 40 1.11 AC FLA FRUIT LAND CO SUB PB 2-17 W158.6FT OF E408.68FT OF TR 34 LESS S25FT OR 14408-1914 0190 5	CONCORDE WAREHOUSES LTD	8235 NW 64TH ST	MIAMI	FL	33166
3030150010450	15 53 40 9.43 AC FLA FRUIT LAND CO SUB PB 2-17 TRACT 45 LESS E35FT & W40FT FOR R/W	FLORIDA POWER & LIGHT CO			FL	33166
3030150010630	15 53 40 2.17 AC M/L FLA FRUIT LAND CO SUB PB 2-17 S1/2 OF TR 55 LESS R/W & LESS W358.30FT M/L AS MEAS ALG S/L OR 18301-3059 1297 5	HERTZ EQUIPMENT RENTAL CORP	5900 NW 77TH CT	MIAMI	FL	33166
3030150010632	15 53 40 1.23 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W358.30FT OF S1/2 OF TR 55 AS MEAS ALG S/L LESS W35FT OR 18938-2229 0100 6 (23)	ELLER MEDIA COMPANY	5901 NW 79TH AVE	MIAMI	FL	33166
3030150010715	15 53 40 .812 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W120FT OF E664FT OF TR 62 LESS N35FT FOR R/W OR 12243-0554 0884 5 COC 26458-4013 06 2008 5	BLADIMIR A MARRERO &	7990 NW 64TH ST	MIAMI	FL	33166
3030150070110	MANUFACTURERS IND PARK PB 100-37 LOT 11 BLK 1 LOT SIZE 19136 SQ FT OR 10816-1103 0680 1	MANUEL A GUTIERREZ TR	7945 NW 60TH ST	MIAMI	FL	33166
3030150060140	PALMETTO PLACE CONDO UNIT 114-A UNDIV 3.57% INT IN COMMON ELEMENTS OFF REC 9261-1074 OR 18580-435 0499 1 COC 21609-1664 08 2003 1	SND REAL ESTATE HOLDING LLC	7750 NW 71ST ST # 114A	MIAMI	FL	33166
3030150140040	GONLYON IND PARK PB 117-37 LOT 4 BLK 1 LOT SIZE 12994 SQ FT OR 23314-4481 0405 2(2)	BARR LLC	8090 NW 67TH ST	MIAMI	FL	33166
3030150280001	GONLYON INDUSTRIALISTS CONDO DESC GONLYON IND PARK PB 117-37 LOTS 10 & 11 BLK 1	REFERENCE ONLY		UNINCORPORATED COUNTY	FL	33166
3030150290020	GONLYON PARK CONDO UNIT 3 UNDIV 20% INT IN COMMON ELEMENTS OFF REC 11652-2079 OR 17881-2365 1197 5	MICHAEL KEENER	8034 NW 67TH ST	MIAMI	FL	33166
3030150290030	GONLYON PARK CONDO UNIT 4 & 5 UNDIV 40% INT IN COMMON ELEMENTS OFF REC 11652-2079 OR 20626-1422 0402 1	MICHAEL G KEENER	8036 NW 67TH ST	MIAMI	FL	33166
3030150550010	CROWN PARK CONDO UNIT 7953 UNDIV 4.35% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 20046-2622 1101 1 COC 22685-1525 09 2004 5	JOSE MANUEL MARQUES	7953 NW 64TH ST	MIAMI	FL	33166
3030150620090	SORRENTO INDUSTRIAL PARK CONDO UNIT 7917 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 25720-2943 06 2007 1	9804 COSTA DEL SOL LLC	7917 NW 64TH ST # 7917	MIAMI	FL	33166
3030150620210	SORRENTO INDUSTRIAL PARK CONDO UNIT 7941 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 25798-1774 07 2007 1	ULTRA FENCE INC	7941 NW 64TH ST # 7941	MIAMI	FL	33166
3030150620220	SORRENTO INDUSTRIAL PARK CONDO UNIT 7943 UNDIV 3.6230% INT IN COMMON ELEMENTS OFF REC 23359-3890 OR 22987-1925 0105 2 COC 23818-1830 09 2005 1	LOCALLOG LLC	7943 NW 64TH ST # 7943	MIAMI	FL	33166
3030150640060	PALMETTO COMMERCE CNTR CONDO INC UNIT 6 BLDG A UNDIV 0.0901% INT IN COMMON ELEMENTS OFF REC 24848-1427 COC 25162-0444 11 2006 2	PF LUE HOLDINGS LLC	7763 NW 64TH ST STE 6A	MIAMI	FL	33166
3030150650040	0143	VIRGILIO ANTONIO CHOURIO BLOIS	8341 NW 64TH ST	MIAMI	FL	33166
3030150650170	EAGLE PARK CONDO UNIT 17 UNDIV 1/64 INT IN COMMON ELEMENTS OFF REC 25461-0143 COC 25586-3730 04 2007 1	MIDTOWN MIRAMAR LLC	8315 NW 64TH ST STE 1	MIAMI	FL	33166
3030150010714	15 53 40 .812 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W120FT OF E764FT OF TR 62 LESS N35FT FOR R/W LOT SIZE 35400 SQ FT OR 20769-2453 1002 6	MASTER CONSTRUCTION OF SOUTH	8040 NW 64TH ST	MIAMI	FL	33166

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030150040040	15 53 40 .59 AC M/L GENERAL HENRY PROPERTIES PB 92-24 PORT OF TR A BEG 476.98FT'E OF NW COR TR A TH S129.95FT E198.24FT N129.99FT W195.5FT TO POB OR 20600-3443 0702 5 (2)	TANGO REAL ESTATE INVESTMENTS LLC	7810 NW 67TH ST	MIAMI	FL	33166
3030150140180	GONLYON IND PARK PB 117-37 LOT 18 BLK 1 LOT SIZE 12993 SQ FT OR 20450-1207 0602 6	ALLINSON GROUP LLC	8031 NW 66TH ST	MIAMI	FL	33166
3030150070120	MANUFACTURERS IND PARK PB 100-37 LOT 12 BLK 1 LOT SIZE 19137 SQ FT OR 16858-1276 1095 1	DAVID MEDINA	7935 NW 60TH ST	MIAMI	FL	33166
3030150550130	CROWN PARK CONDO UNIT 8009 UNDIV 5.95% INT IN COMMON ELEMENTS OFF REC 17590-0091 OR 17681-0498 0697 2	BIK INVESTMENTS INC	8009 NW 64TH ST # 8009	MIAMI	FL	33166
3030150670001		REFERENCE ONLY	6000 NW 84TH AVE	MIAMI	FL	33166

SPIDER INTERNATIONAL
real estate services llc.

600' FEET RADIUS MAP



LEGAL DESCRIPTION: SEE EXHIBIT "1" ATTACHED

GRAPHIC SCALE
250' 1000' 3000'
0 500' 2000' 4000'

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
2230110220120	AUSCO WAREHOUSE CONDO UNIT 2E - BLDG 2 UNDIV 1/14 INT IN COMMON ELEMENTS CLERKS FILE 74R-220329 OR 22405-3927 06 2004 1	ACK HOLDINGS LLC	7101 NW 74TH ST	MEDLEY	FL	33166
2230110020592	11 53 40 .758 AC FLA FRUIT LAND CO SUB PB 2-17 N25FT OF TR 39 AKA PARCEL T-20 METRORAIL F/A/U 22 3011 002 0622 COURT CASE 99-0100	MIAMI-DADE COUNTY		MEDLEY	FL	33166
2230110020640	1017.47FTW OF SE COR OF S1/2 OF N1/2 OF SE 1/4 OF SW 1/4 FOR POB TH S 89 DEG W 302.26FT N 01 DEG W 21.07FT S 85 DEG E 59.12FT S 87 DEG E 38.12FT S 89 DEG E	AM&C S FLA ACQUISITIONS LLC	7350 NW 77TH ST	MEDLEY	FL	33166
2230110020643	OF SE1/4 OF SW1/4 A/K/A PORT OF TR 38 LESS BEG 417FTW OF S1/2 OF N1/2 OF SE1/4 OF SW1/4 TH W83FT N13FT E83FT S12.83FT TO POB OR 18594-2973 & 74 0399 5 COC	COS HOLDINGS INC	7230 NW 77TH ST	MEDLEY	FL	33166
2230110020644	SE1/4 OF SW1/4 AKA PORT OF TR 38 LESS BEG 500 FTW OF SE COR OF S1/2 OF N1/2 OF SE1/4 OF SW1/4 CONT S 89 DEG W 150FT N 01 DEG W 13FT N 89 DEG E 150FT S 01	JMA INVESTMENTS MIAMI LLC	7250 NW 77TH ST	MEDLEY	FL	33166
2230110020645	& LESS BEG 747.45FTW OF SE COR OF S1/2 OF N1/2 OF SE1/4 OF SW1/4 TH S 89 DEG W270.02FT N 01 DEG W 12.57FT N 89 DEG E 270.04FT S 01 DEG E 12.01FT TO POB LOT	AMERICAN BEVERAGE BOTTLING LLC	7330 NW 77TH ST	MEDLEY	FL	33166
2230110020646	650FTW OF SE COR OF S1/2 OF N1/2 OF SE1/4 OF SW1/4 TH S 89 DEG W 97.45FT N 01 DEG W 13.51FT N 89 DEG 97.45FT S 01 DEG E 13.31FT TO POB LOT SIZE 30835 SQ FT OR 17543-4132 0297 4	MAS HOLDINGS MIAMI LLC	7260 NW 77TH ST	MEDLEY	FL	33166
2230110020647	OF SE1/4 OF SW1/4 A/K/A PORT OF TR 38 LESS BEG 350FTW OF SE COR OF S1/2 OF N1/2 OF SE1/4 OF SW1/4 CONT W67FT N12.83FT E 67FT S12.69FT TO POB OR 19669-	PLAYGROUND USA CORP	7224 NW 77TH ST	MEDLEY	FL	33166
2230110020650	AT NE COR OF N1/2 OF S1/2 OF SE1/4 OF SW1/4 TH S 89 DEG W 367.04FT S 01 DEG E 32.29FT S 89 DEG W 142.39FT S 83 DEG W 100.60FT S 89 DEG W 40.84FT FOR POB TH	VENEVISION STUDIOS LLC	7321 NW 75TH ST	MEDLEY	FL	33166
2230110020651	LESS N25FT & LESS BEG 235.01FTW & 25FTS OF NE COR OF N1/2 OF S1/2 OF SE1/4 OF SW1/4 CONT S11.56FT W84.54FT N4FT W47.61FT N7.28FT E132.03FT TO POB LOT SIZE	AIRPLANE PARTS CORP	7211 NW 75TH ST	MEDLEY	FL	33166
2230110020652	W132.03FT & LESS N25FT & LESS BEG AT X OF W/L OF E15FT OF SW1/2 & S/L OF N25FT OF TR 39 TH W22OFT S11.56FT E9.39FT ELY AD 139.62FL S25.27FT E71.92FT	7510 MEDLEY LLC	7510 NW 72ND AVE	MEDLEY	FL	33166
2230110020653	COR OF N1/2 OF S1/2 OF SE1/4 OF SW1/4 CONT S7.28FT S 89 DEG W 142.39FT S 83 DEG W 100.60FT S 89 DEG W 305.43FT N3.22FT S 89 DEG W 403.66FT N14.41FT	MIAMI-DADE COUNTY		MEDLEY	FL	33166
2230110020654	COR OF N1/2 OF S1/2 OF SE1/4 OF SW1/4 CONT S11.56FT W84.54FT N4FT W 47.61FT N7.28FT E132.03FT TO POB AKA PARCEL T-18 METRORAIL EXT LOT SIZE 1317 SQ FT	MIAMI-DADE COUNTY		MEDLEY	FL	33166
2230110020656	COR OF S1/2 OF N1/2 OF SE1/4 OF SW1/4 FOR POB TH S 89 DEG W 302.26FT N 01 DEG W 21.07FT S 85 DEG E 59.12FT S 87 DEG E 38.12FT S 89 DEG E 116.63FT N 89 DEG E	MIAMI-DADE COUNTY		MEDLEY	FL	33166
2230110020660	11 53 40 1.88 AC FLA FRUIT LAND CO SUB PB 2-17 TRACT 40 LESS W148.5FT & LESS E693.29FT & LESS S35FT FOR ST LOT SIZE 81893 SQUARE FEET	IMAHOUSE LLC	7331 NW 74TH ST	MEDLEY	FL	33166
2230110020661	E185FT OF S325.4FT & LESS S35FT FOR ST LOT SIZE 105485 SQ FT COC 25953-4266 09 2007 1	STEEL LAND LLC	7265 NW 74TH ST	MEDLEY	FL	33166
2230110020662	11 53 40 .30 AC FLA FRUIT LAND CO SUB PB 2-17 W43.85FT OF E582.99FT LESS S35FT OF TRACT 40 LOT SIZE 12936 SQ FT OR 20937-2313 1202 5	B & B REALTY ENTERPRISES LLC	7275 NW 74TH ST	MEDLEY	FL	33166
2230110020663	40 OF SW1/4 LESS S35FT LOT SIZE 91538 SQ FT OR 17237-4970/17248-4743 0496 5 COC 26053-4121 11 2007 2	IMAHOUSE LLC	7291 NW 74TH ST	MEDLEY	FL	33166
2230110020667	367.04FTW & 32.29FTS OF NE COR OF N1/2 OF S1/2 OF SE1/4 OF SW1/4 TH S 89 DEG W 142.39FT S 83 DEG W 100.60FT S 89 DEG W 40.84FT S 00 DEG W 287.10FT N 89 DEG E	IMAHOUSE LLC	7255 NW 75TH ST	MEDLEY	FL	33166
2230110020670	11 53 40 1 AC FLA FRUITLAND CO PB 2-17 E185FT OF S325.5FT TR 40 LESS S35FT & E35FT LOT SIZE 43560 SQ FT OR 11831-1823 0683 1	AL HAR INC	7400 NW 72ND AVE	MEDLEY	FL	33166
2230110020675	TRACT 40 TH N13.05FT E9FT N15.90FT W9FT N205.79FT E148.55FT S214.75FT W18.01FT S20.01FT W130.55FT TO POB F/A/U FOLIO 22-3011-002-0680 OR 15453-2334	YONAMI BROTHERS LLC	7399 NW 74TH ST	MEDLEY	FL	33166
2230110020680	40 & PORT TR 41 DESC BEG SE COR OF TR 41 W108.27FT NWLY125.24FT N219.81FT E229.08FT S249.83FT TO POB LESS BEG 15FTN OF SW COR OF TRACT 40 TH N13.05FT	GLOBAL INVESTMENTS 77 LLC	7401 NW 74TH AVE	MEDLEY	FL	33166
2230110020681	BEG NW COR OF TR 40 E148.5FT S80.03FT W377.63FT N80.03FT E229.08FT TO POB F/A/U 22-3011-002-0680 OR 14581-3104 0690 6	ARNALDO GARCIA & MARIA JULIA	7451 NW 74TH AVE	MEDLEY	FL	33166
2230110020700	SELY211.9FT TO PC CONCAVE TO SW TH SELY ALG CURVE 102.68FT TO PT TH SELY595.89FT N326.94FT TO POB LESS BEG 502.40FTE & 74.90FTN OF SW COR OF	MIAMI-DADE COUNTY	7401 NW 74TH ST	MEDLEY	FL	33166
2230110020710	ALG ARC CURVE 182.08FT TO PRC TH NWLY--NLY & NELY ARC OF CURVE 159.49FT N1.03FT E154.86FT S 79 DEG E152.72FT S304.76FT TO POB LESS BEG 25.01FTS OF NE	CONSULIER ENGINEERING INC	7555 NW 74TH AVE	MEDLEY	FL	33166
2230110020711	11 53 40 .043 AC FLA FRUIT LAND CO SUB PB 2-17 BEG AT NE COR TR 42 TH S25FT NW TO PT ON N B/L TR 42 E150FT TO POB AKA PARCEL T-20 METRORAIL	MIAMI-DADE COUNTY		MEDLEY	FL	33166
2230110020712	11 53 40 .976 AC N153.55FT OF E1/4 OF TR 43 LESS W25FT FOR R/W	ELIM PROPERTY HOLDING GROUP LLC	7611 NW 74TH AVE	MEDLEY	FL	33166
2230110020713	W288.59FT N 23 DEG W ALG LIMITED ACCESS R/W FOR 362.51FT E439.53FT S329.62FT TO POB & N35FT OF TR 42 LYG W OF NW 79 AVE LESS W439.53FT OR 10826-645 0780 4	CABOT II FL2W03 LLC	7578 NW 74TH AVE	MEDLEY	FL	33166
2230110020714	OF CURVE 158.83FT TO PRC NWLY-NLY & NELY ALG ARC OF CURVE 182.08FT N2.35FT W361.44FT S329.62FT E446FT TO POB LESS N35FT THEREOF LOT SIZE 114998 SQ FT	ALLSAFE WAREHOUSE ASSOC	7450 NW 74TH AVE	MEDLEY	FL	33166

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
2230110020715	COR OF TR 43 TH N 01 DEG W 21.07FT FOR POB CONT N 01 DEG W 155.47FT S 89 DEG W 329.93FT S 01 DEG E 77.95FT S 72 DEG E 76.21FT S 74 DEG E 57.58FT S 75 DEG E	J T AMERICA CORP	7601 NW 74TH AVE	MEDLEY	FL	33166
2230110020718	SE COR OF TR 43 TH S 89 DEG W 24.72FT N 72 DEG W247FT S 74 DEG 57.58FT S 75 DEG E 34.94FT S 77 DEG E 46.28FT SELY AD 126.72FT S 01 DEG E 21.07FT TO POB &	MIAMI-DADE COUNTY	7599 NW 74TH AVE	MEDLEY	FL	33166
2230110020719	42 TH N 80 DEG W 152.72FT S 89 DEG W 52.46FT SELY AD 50.41FT SELY & ELY AD 156.37FT N10.79FT TO POB AKA PARCEL T-6 METRORAIL EXT LOT SIZE 2367 SQ FT	MIAMI-DADE COUNTY		MEDLEY	FL	33166
2230110020721	11 53 40 1.56 AC M/L FLA FRUIT LAND CO SUB PB 2-17 50FT RY R/W ACROSS TRS 43 & 44 AKA PARCEL T-20 METRORAIL COURT CASE 99-0100	MIAMI-DADE COUNTY		MEDLEY	FL	33166
2230110020740	R/W/L OF PALMETTO X-W /PB 65-121/ TH E ALG S/L OF TR 43 801.19FT TH N53.74FT TH NWLY660.76FT TH LEFT ALG AN ARC 206.61FT TO X ELY R/W OF PALMETTO X-WAY TH	MURTON REALTY LLC	7500 NW 74TH AVE	MEDLEY	FL	33166
2230110020741	11 53 40 .138 AC FL FRUIT LAND CO SUB PB 2-17 PORT OF TR 43 DESC COMM SE COR OF TR 43 TH S 89 DEG W 188.70FT N 72 DEG W 176.04FT FOR POB CONT N 72 DEG W 660.93FT NWLY & WLY AD 206.61FT S 06 DEG E 15.32FT ELY AD 100.72FT S 06 DEG W 15FT ELY AD 92.77FT S 76 DEG E 38.91FT S 74 DEG E 58.83FT S 72 DEG E 99.25FT S 76 DEG E 473.21FT N 01 DEG W 6.57FT TO POB FAU 22 3011 002 0740 COURT CASE #99-00100	MIAMI-DADE COUNTY		MEDLEY	FL	33166
2230110220130	AUSCO WAREHOUSE CONDO UNIT 2F - BLDG 2 UNDIV 1/14 INT IN COMMON ELEMENTS CLERKS FILE 74R-220329 COC 22565-0773 07 2004 1	ACK HOLDINGS LLC	7101 NW 74TH ST	MEDLEY	FL	33166
2230110021170	11 53 40 2.20 AC COMPT FLA FRUIT LAND CO SUB PB 2-17 R/W THRU TRACT 58	FEC RR		MEDLEY	FL	33166
2230110021171	11 53 40 .38 AC M/L FLA FRUIT LAND CO SUB PB 2-17 PORT TRS 58 & 59 DESC BEG 629.83FTW & 230FTN OF SE COR OF TR 58 TH W44.59FT NWLY204FT ALG E R/W/L OF FEC E193FT N110FT E30.21FT S210FT TO POB LOT SIZE 16713 SQ FT OR 15320-2685 1291 2 (2) COC 22665-4584 06 2004 2	FIVE B LLC		MEDLEY	FL	33166
2230110021174	11 53 40 .977 AC FLA FRUIT LAND CO SUB PB 2-17 PORT OF TR 58 DESC BEG NW COR OF N1/2 OF S1/2 OF SW1/4 OF SE1/4 TH S 89 DEG E 116.57FT SELY AD 339.42FT S 58 DEG E 397.69FT S 89 DEG W 107.31FT N 58 DEG W 271.33FT N 61 DEG W 76.19FT N 64 DEG W 75.83FT NWLY AD 165.74FT S 89 DEG W 143.82FT N 01 DEG W 39.26FT TO POB FAU 22-3011-002-1173	MIAMI-DADE COUNTY		MEDLEY	FL	33166
2230110021180	11 53 40 1.017 AC FLA FRUIT LAND CO SUB PB 2-17 BEG NW COR TR 59 E ALG N/L TR 59 FOR 329.95FT S247.60FT TO N R/W/L OF FEC RR NW ALG N/L OF RR R/W 397.05FT N ALG W/L 35.36FT TO POB LESS W20FT FOR R/W OR 15082-897 0691 2 (2) COC 22665-4584 06 2004 2	FIVE B LLC	7601 NW 72ND AVE	MEDLEY	FL	33166
2230110021190	11 53 40 1 AC M/L FLA FRUIT LAND CO SUB PB 2-17 BEG AT SW COR TR 59 TH E270.96FT TO POB E183.77FT N 56 DEG 19 MIN 13 SEC W546.84FT S120.32FT SE328.15FT TO POB	F E C RY CO		MEDLEY	FL	33166
2230110021200	11 53 40 1.82 AC M/L FLA FRUIT LAND CO SUB PB 2-17 W360.21FT OF E990FT OF N220FT OF TR 59 LOT SIZE 79246 SQUARE FEET OR 15320-2685 1291 2 (2) COC 22665-4584 06 2004 2	FIVE B LLC		MEDLEY	FL	33166
2230110021221	TR 59 LESS BEG 249.87FTS OF NW COR OF E990FT S 56 DEG 19 MIN 13 SEC E149.87FT W ALG S/L 124.73FT N79.89FT TO POB LOT SIZE IRREGULAR OR 15082-897 0691 (2) COC 22665-4584 06 2004 2	FIVE B LLC		MEDLEY	FL	33166
2230110030031	REED TERRACE PB 29-73 LOTS 1 THRU 3 LESS W5 FT & ALL OF LOT 4 BLK 2 LOT SIZE 20925 SQ FT OR 15540-3748 0392 4	RONNY PACHECO	7441 NW 72ND AVE	MEDLEY	FL	33166
2230110030034	REED TERRACE PB 29-73 LOTS 10-11-20-21 BLK 2 LOT SIZE 21600 SQ FT OR 12962-614 0786 4 COC 22105-4740 03 2004 1	DANIEL & MARTIN PROPERTIES LLC	7075 NW 74TH ST	MEDLEY	FL	33166
2230110030040	REED TERRACE PB 29-73 ALL LOT 27 & PORT OF LOTS 28 THRU 30 DESC BEG SE COR LOT 28 W90.63FT NWLY A/D 38.60FT N110.63FT E114.97FT S135FT TO POB BLK 2 LOT SIZE 20782 SQUARE FEET OR 13530-2134 1287 4	FREDERICK LENTZ	7195 NW 74TH ST	MEDLEY	FL	33166
2230110030041	REED TERRACE PB 29-73 S65FT OF LOT 12 & S20FT OF LOT 14 & ALL LOTS 15 THRU 19 BLK 2 & 30FT OF NW 70 AVE LYG E & ADJ CLOSED PER R-C-568 LOT SIZE 37992 SQ FT OR 10299-1925 0978 1	DOUGLAS H LOVELY & CAROL A	7025 NW 74TH ST	MEDLEY	FL	33166
2230110030042	REED TERRACE PB 29-73 N70.2FT OF LOT 12 & ALL LOT 13 & N25FT OF LOT 14 BLK 2 & 30FT OF NW 70 AVE LYG E & ADJ & 30FT OF NW 75 ST LYG N & ADJ CLOSED PER R-C-568 LOT SIZE 18998 SQ FT OR 19780-4929 0701 6 (3)	ARCHIE REALTY INC	6971 NW 74TH ST	MEDLEY	FL	33166
2230110220001	AUSCO WAREHOUSE CONDO REED TERRACE PB 29-73 LOTS 5 THRU 9 & LOTS 22 THRU 26 BLK 2 AS DESC IN DECL OR 8787-269 74R-220329 FAU 22-3011-003-0032	REFERENCE ONLY	7101 NW 74TH ST	MEDLEY	FL	33166
2230110220010	AUSCO WAREHOUSE CONDO UNIT 1A - BLDG 1 UNDIV 1/14 INT IN COMMON ELEMENTS CLERKS FILE 74R-220329 OR 10460-2532 0779 4 COC 22568-2361 07 2004 1	DAVENPORT HOLDINGS INC	7101 NW 74TH ST # 1A	MEDLEY	FL	33166
2230110220030	AUSCO WAREHOUSE CONDO UNIT 1C - BLDG 1 UNDIV 1/14 INT IN COMMON ELEMENTS CLERKS FILE 74R-220329 OR 20605-4648 0502 4 COC 23132-2078 02 2005 1	RAUL F FERNANDEZ	7101 NW 74TH ST # 1-C	MEDLEY	FL	33166

EXHIBIT 6

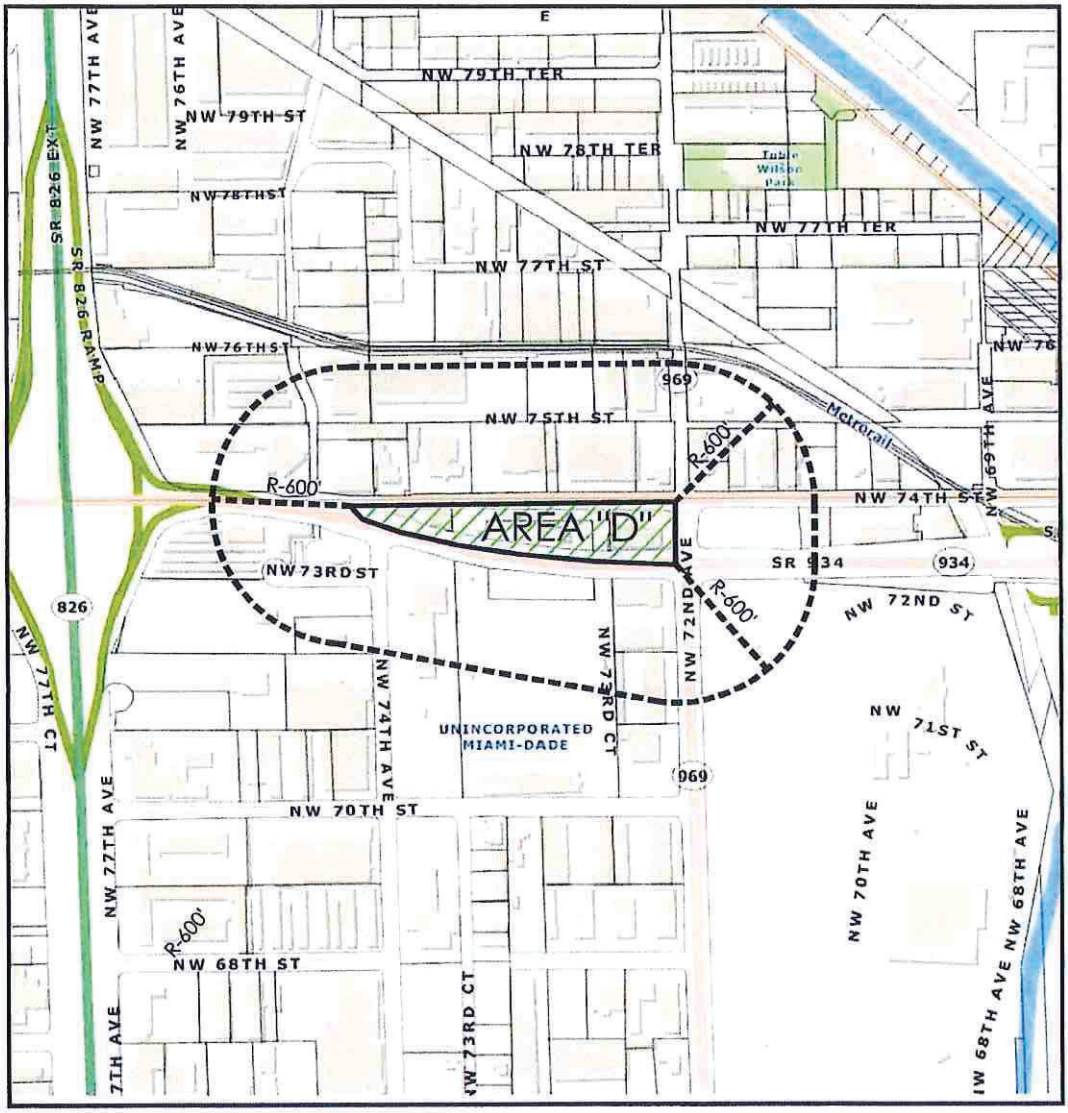
Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
2230110220040	AUSCO WAREHOUSE CONDO UNIT 1D - BLDG 1 UNDIV 1/14 INT IN COMMON ELEMENTS CLERKS FILE 74R-220329 OR 17098-1373 1183 4 COC 25321-0810 01 2007 1	FERNANDO ALFONSO &	7101 NW 74TH ST # 1D	MEDLEY	FL	33166
2230110220050	AUSCO WAREHOUSE CONDO UNIT 1E - BLDG 1 UNDIV 1/14 INT IN COMMON ELEMENTS CLERKS FILE 74R-220329 COC 23741-2191 08 2005 1	AFFORDABLE BUSINESS EQUIP LLC	7101 NW 74TH ST # 1E	MEDLEY	FL	33166
2230110220060	AUSCO WAREHOUSE CONDO UNIT 1F - BLDG 1 UNDIV 1/14 INT IN COMMON ELEMENTS CLERKS FILE 74R-220329 OR 17098-1374 1183 4 COC 22558-1096 08 2004 1	BGONE LLC	7101 NW 74TH ST # 1F	MEDLEY	FL	33166
2230110220070	AUSCO WAREHOUSE CONDO UNIT 1G - BLDG 1 UNDIV 1/14 INT IN COMMON ELEMENTS CLERK FILE 74R-220329 OR 10460-2533 0779 4 COC 23398-1113 05 2005 1	ARCHIE RLTY INC	7101 NW 74TH ST # 1G	MEDLEY	FL	33166
2230110220080	AUSCO WAREHOUSE CONDO UNIT 2A - BLDG 2 UNDIV 1/14 INT IN COMMON ELEMENTS CLERKS FILE 74R-220329 OR 16895-2432 0895 2	WOOD & MICA FURNITURE INC	7101 NW 74TH ST # 2A	MEDLEY	FL	33166
2230110220110	AUSCO WAREHOUSE CONDO UNIT 2D - BLDG 2 UNDIV 1/14 INT IN COMMON ELEMENTS CLERKS FILE 74R 220329 OR 19186-3158 0600 2	L & J WAREHOUSE LLC	7101 NW 74TH ST	MEDLEY	FL	33166
2230110220140	AUSCO WAREHOUSE CONDO UNIT 2G - BLDG 2 UNDIV 1/14 INT IN COMMON ELEMENTS CLERKS FILE 74R-220329 COC 22565/0772 07 2004 1	ACK HOLDINGS LLC	7101 NW 74TH ST # 2G	MEDLEY	FL	33166
2230110280001	LO-GAR CONDO 11 53 40 FLA FRUIT CO LAND SUB PB 2-17 E350FT OF TR 38 LESS FEC RWY LESS THE NORTH & EAST 35FT & LESS PARCEL T-15 METRORAIL EXT LOT SIZE 78633 SQ FT	REFERENCE ONLY		MEDLEY	FL	33166
2230110280010	LO-GAR CONDO UNIT 7200 UNDIV 27.27% INT IN COMMON ELEMENTS OFF REC 10775-1285 OR 20566-1783-20566-1808 0702 1	NATIONAL LIFT TRUCK SERVICE INC	7200 NW 77TH ST	MEDLEY	FL	33166
2230110280020	LO-GAR CONDO UNIT 7210 UNDIV 57.50% INT IN COMMON ELEMENTS OFF REC 10775-1285 OR 10807-314 0780 1 COC 25992-3526 09 2007 4	NM BLDG LLC	7210 NW 77TH ST	MEDLEY	FL	33166
2230110020603	FLA FRUIT LANDS CO SUB PB 2-17 PORT OF TR 38 DESC BEG AT X OF S/L OF TR 38 & W/L OF E35FT OF SW1/4 TH S 89 DEG W 314.99FT N 01 DEG W 19.62FT N 89 DEG E 314.99FT S 01 DEG E 19.62FT TO POB LOT SIZE 6178 SQ FT F/A/U 22-3011-028-0010-0020-0030 OR 18411-1463 1298 3	MIAMI-DADE COUNTY		MEDLEY	FL	33166
2230110021173	11 53 40 2.623 AC FLA FRUIT LAND CO SUB PB 2-17 BEG SW COR TR 58 E ALG S/L 781.81FTNWLY ALG FEC R/W 397.69FT TH ALG CURVE TO LEFT ARC DIST OF 339.42FTW 131.57FTS ALG W/L FOR 304.91FT TO POB LESS COMM SW COR OF N1/2 OF S1/2 OF SW1/4 OF SE1/4 TH N 89 DEG E 659.88FT N 01 DEG W 9.40FT FOR POB CONT N 01 DEG W 68.74FT N 58 DEG W 192.36FT S 01 DEG E 70.01FT S 58 DEG 191.66FT TO POB & LESS W20FT FOR R/W COC 23475-2396 05 2005 1	7501 MEDLEY CIVIL LLC	7501 NW 72ND AVE	MEDLEY	FL	33166
3030140100490	14-53-40 1.14 AC M/L AMD PL OF PB 8-16 THAT PART TR 63 LESS E50FT & LESS N40FT LYG N OF R/W OF NW 74 ST LOT SIZE 49685 SQ FT OR 19702-4081 0301 6 (2)	MILAM COMMERCE LLC	7362 NW 72ND AVE	MIAMI	FL	33166
3030140100491	14 53 40 2.09 AC M/L AMD PL OF PB 8-16 THAT PT OF N1/2 OF TR 63 LESS E 50FT LYG S OF R/W FOR NW 74 ST LOT SIZE 91379 SQ FT OR 17133-0254 & 0259 2 (2)	MDR WAREHOUSES LTD	7208 NW 72ND AVE	MIAMI	FL	33166
3030140100510	14 53 40 15.864 AC AMD PL OF PB 8-16 TRS 64 & 65 LESS E450FT OF W580FT OF S335FT OF N435FT THEREOF LESS A STRIP OF LAND 75 X 10 E OF TR 64 & N OF STATE RD 934 & LESS N40FT & S2FT FOR R/W & LESS COM AT NE COR OF NW1/4 OF SEC 14 TH S 01 DEG E 335.11FT S 89 DEG W 322.47FT WLY AD 7.46FT FOR POB TH S 01 DEG E 6.28FT NWLY AD 312.18FT SELY AD 311.61FT TO POB FOR R/W LOT SIZE 691023 SQFT	MIAMI-DADE COUNTY	7301 NW 70TH ST	MIAMI	FL	33166
3030140100511	14 53 40 AMD PLAT OF PB 8-16 A STRIP OF LAND 75 X 10 E OF TR 64 & N OF STATE RD 934 LOT SIZE 750 SQ FT F/A/W FOLIO 30-3014-010-0510 OR 19702-4081 0301 6 (2)	MILAM COMMERCE LLC			FL	33166
3030140100520	14 53 40 2.84 AC M/L AMD PL OF PB 8-16 E450FT OF W580FT OF S335FT OF N435FT OF TRS 64 & 65 LESS BEG 225.05FTS & 85FT M/L W OF NE COR TR 64 TH NWLY463.52FT M/L SLY110FT M/L SELY453.83FT M/L NLY110FT M/L TO POB PR ADD 7300 NW 74 ST LOT SIZE 123800 SQUARE FEET	MIAMI-DADE COUNTY	7300 NW 74TH ST	MEDLEY	FL	33166
3030140020040	14 53 40 PB 22-31 SHOPS ADD TO HIALEAH SEC 1 BEG SW COR LOT 29 E40FT N43.27FT TH NWLY41.15FT TH S51.48FT TO POB LOT SIZE 1912 SQUARE FEET COC 26381-2829 05 2008 5	BETTY L DUNN			FL	33166
3030140020220	14 53 40 .12 AC PB 22-31 SHOPS ADD TO HIALEAH SEC 1 LOT 47 LOT SIZE 5152 SQUARE FEET OR 15939-3613 & 3614 0593 4 COC 26381-2832 04 2008 5	BETTY L DUNN			FL	33166
3030140070100	14 53 40 PB 38-43 REV PL OF 2ND ADD TO JUNC CITY BEG NE COR TR 2-B S58.31FT SWLY129.12FT N68.09FT E128.96FT TO POB & 12FT ALLEY LYG BETWN TR 2 & TR 2-B & 12FT ALLEY LYG BETW TR 2-A & TR 2-B CLOSED PER R-147-72 & E40FT OF TR 2 LESS N10FT FOR R/W LOT SIZE 25449 SQ FT OR 13492-3527 0787 5	FLORIDA POWER & LIGHT CO			FL	33166
3030140100020	14 53 40 AMD PL OF PB 8-16 E365.67FT M/L OF TRACT 3 LOT SIZE 120561 SQ FT OR 12762-286 0186 1	NW 74 AVE ASSOC	7120 NW 74TH AVE	MIAMI	FL	33166

EXHIBIT 6

Parcel ID	Legal Description	Owner Name	Property Address	Property City	Property State	Property Zip Code
3030140100501	14 53 40 2.067 AC AMD PL OF PB 8-16 N1/2 OF S1/2 OF TR 63 LESS E50FT FOR RD LOT SIZE 90038 SQ FT OR 17133-0254 & 0259 2 (2)	MDR WAREHOUSES LTD	7100 NW 72ND AVE	MIAMI	FL	33166
3030140100530	14 53 40 7.22 AC AMD PLAT OF BEG NE COR TR 66 S25FT TO POB TH S1029.56FT W296.81FT N 01 DEG W 952.24FT N 88 DEG E 9.81FT N 01 DEG W 84.03FT NELY AD 72.47FT S 76 DEG E 217FT TO POB LOT SIZE 314484 SQ FT OR 19702-2110 0501 6	RECHTIEN HOLDINGS LLC	7227 NW 74TH AVE	MIAMI	FL	33166
3030140140010	14 53 40 .383 AC M/L ANIMAL GENERAL HOSPITAL PB 95-15 TRACT A LESS DESC COMM NW COR OF NE1/4 OF NW1/4 OF SEC TH N 89 DEG E 74.92FT S 00 DEG E 66.63FT FOR POB CONT S 76 DEG E 91.90FT S 63 DEG E 55.79FT N 76 DEG W 143.43FT N 00 DEG W 12.29FT TO POB FOR R/W OR 12888-785 0486 4	THOMAS J CAMPBELL	7390 NW 74TH ST	MEDLEY	FL	33166
3030140200010	JAL SUB PB 127-42 TR A LOT SIZE 3.35 AC M/L OR 16206-0896 0194 1	PUBLIC STORAGE INSTITUTIONAL FUND	7511 NW 73RD ST	MIAMI	FL	33166
3030140230010	WENDYS A + B PB 143-92 T-18247 TR A LOT SIZE 38258 SQ FT M/L F/A/U 30-3014-020-0020 & 0030 OR 16067-1034 0993 1	WENDYS PROPERTIES LLC	7401 NW 73RD ST	MIAMI	FL	33166
3030140250010	TRANSPORT INTERNATIONAL POOL PB 151-82 T-19742 TR A LOT SIZE 286058 SQ FT M/L FAU 30-3014-010-0010	KRIS ALTER	7250 NW 74TH AVE	MIAMI	FL	33166
3030140250020	TRANSPORT INTERNATIONAL POOL PB 151-82 T-19742 TR B LOT SIZE 48212 SQ FT M/L FAU 30-3014-010-0010 OR 17820-4686 0697 1 COC 26474-3055 06 2008 4	EARTHMOVING GROUP LLC	7210 NW 74TH AVE	MIAMI	FL	33166
3030140290010	POWERTRAC SUB PB 159-71 T-20591 TRACT A LOT SIZE 165502 SQFT FAU 30-3014-010-0015	MACHINERY PARTNERS FINANCE LTD	7181 NW 77TH AVE	MIAMI	FL	33166
3030140310020	WILLIAM E LEHMAN CENTER PB 168-078 T-12996 TR B LOT SIZE 77033 SQ FT M/L FAU 30 3014 007 0071 & 008-0181 & 0191 & 0200	MIAMI-DADE COUNTY			FL	33166
2230110280030	LO-GAR CONDO UNIT 7220 UNDIV 15.23% INT IN COMMON ELEMENTS OFF REC 10775-1285 OR 12369-4842 1184 1 COC 22306-4395 05 2004 1	JK BLDG CORP	7220 NW 77TH ST	MEDLEY	FL	33166
2230110220090	AUSCO WAREHOUSE CONDO UNIT 2B - BLDG 2 UNDIV 1/14 INT IN COMMON ELEMENTS CLERKS FILE 74R-220329 OR 16895-2432 0895 2	WOOD & MICA FURNITURE INC	7101 NW 74TH ST # 2B	MEDLEY	FL	33166
2230110220100	AUSCO WAREHOUSE CONDO UNIT 2C - BLDG 2 UNDIV 1/14 INT IN COMMON ELEMENTS CLERKS FILE 74R-220329 OR 19186-3158 0600 2	L & J WAREHOUSE LLC	7101 NW 74TH ST	MEDLEY	FL	33166

SPIDER INTERNATIONAL
real estate services llc.

600' FEET RADIUS MAP



LEGAL DESCRIPTION:

BEGIN at the point of intersection of State Road 826 (Palmetto Expressway) and the North right-of-way line of N.W. 74th Street; THENCE Easterly along the said North Right-of-Way line of N.W. 74th Street to the point of intersection with the centerline of N.W. 72nd Avenue; THENCE Southerly along the said centerline of N.W. 72nd Avenue to the point of intersection of the North Right-of-Way line of S.R. 934 (the Hialeah Expressway [N.W. 74th Street Connector]); THENCE Westerly along the said North right-of-way line, along its curve to the point of intersection with the North Right-of-Way line of N.W. 74th Street, said point being the POINT OF BEGINNING.

GRAPHIC SCALE
250' 1000'
0 500' 2000'

Continued Application for Annexation

(resulting from boundary changes initiated in 2000)

for

Sections: 31-52S-40E and 09-53S-40E, (less the portions thereof currently within the municipal boundary of the Town of Medley, Florida), Miami-Dade County, FL

and

Revised Application for Annexation

(resulting from boundary changes initiated in 2004)

for

Section 15-53S-40E, (less the portions thereof currently within the municipal boundary of the Town of Medley, Florida and less the portions thereof proposed for annexation in 2016 by the City of Doral), together with a portion of Section 14-53S-40E

by

Town of Medley, Florida

Mayor Roberto Martell

Vice-Mayor Ivan Pacheco

Councilperson Edgar Ayala

Councilperson Griselia DiGiacomo

Councilperson Jack Morrow

Executive Summary

In October 2000, the Town of Medley proposed a change (expansion) of its municipal boundaries by annexing certain lands. Thereafter, a portion of such request for annexation was granted by the Miami-Dade County Board of County Commissioners (MDBCC). A portion was also deferred. Subsequently, in March 2004, the Town again proposed an additional change (expansion) of its municipal boundaries by annexing certain other lands. This application for annexation was not heard by MDBCC.

The Town has, and is now pursuing continued action on the above annexation applications that were deferred and/or not heard by the MDBCC. The effort is being coordinated with the Cities of Doral and Miami Springs together with the Village of Virginia Gardens per the instructions of the MDBCC to ensure each municipality seeks and acquires areas compatible and serviceable by each municipality.

The proposed annexations consist largely of industrial, light industrial and commercial properties. The entire Town of Medley, less a few small residential areas, is entirely comprised of commercial and industrial uses. The existing land uses of the proposed annexation areas are highly compatible with the Town of Medley's existing land use mix and ability to provide services.

The Town's police are trained to respond to issues related to industrial, warehouse, and commercial areas. Currently, Medley has a mutual aid agreement with Miami-Dade County to service the described annexation areas as requested and the Town of Medley provides patrol of these areas as needed. The Medley Police Headquarters and substation are located within one half to two miles from the proposed annexation areas.

The Town of Medley supports a County-wide fire and emergency medical service system and plans to continue support of Miami-Dade Fire Rescue service in future annexation areas. The Town will be providing plan review, building permitting (except DERM and Fire Department approvals), and inspections of all trades. Additional municipal services include road repair, a stormwater utility, emergency response, potable water and wastewater services, and numerous social services.

Finally, the proximity of Town of Medley services allows for efficient and convenient local government services for the proposed annexation areas. Noteworthy is the fact that all the proposed annexation areas described herein are contiguous to the Town of Medley.

Due to this proposed boundary geography and other applicable factors, the Town is the governmental entity in the best position to cost-efficiently extend a number of existing

urban services, such as police protection, potable water, wastewater, and stormwater services as future development occurs or as the need arises. It is important to note that annexation will also make local government officials and services much closer and more accessible to the property owners of the proposed annexation areas.

In summary, the proposed annexation areas will provide future land for the long term growth of Medley, significant job creation, and increase the tax base of the Town and Miami-Dade County for operation and infrastructure improvements in the future.

For the reasons stated above, it is appropriate that Miami-Dade County approve the annexation of these proposed areas into the municipal limits of the Town of Medley.

This report has been prepared consistent with the requirements of Chapter 20, Article I, Section 20-3 of the Miami-Dade County Code in order to document the key characteristics and impacts of the proposed annexation by the Town of Medley.

MIAMI-DADE COUNTY
OFFICE OF STRATEGIC BUSINESS MANAGEMENT
ANNEXATION CHECKLIST
Governing Body of Municipality Initiated Request

Item Number	Town Report Page Number	County Code Section	Requirement
1.	Original attached.	20-3.	3 certified copies of resolution requesting boundary change
2.	Original Attached.	20-3.	Proof of compliance with public hearing notice requirements – held pursuant to written notice mailed to all owners of property within the area and 600' thereof and pursuant to published notice – not required if property owners consent to boundaries change in writing
3.	p.8	20-3. (A)	Accurate legal description of the land areas
4.	p.10	20-3. (B)	Map or survey sketch showing location of areas involved, existing boundaries of municipality affected, and indicating relation of areas to existing municipal boundaries
5.	p.12	20-3. (C)	Certificate of the County Supervisor of Registration certifying that the area involved contains fewer than 250 qualified electors
6.	p.14	20-3. (D)	Statement setting forth the grounds or reasons for the proposed boundary changes

Item Number	Town Report Page Number	County Code Section	Requirement
7.	p.28	20-3. (E)	Statement declaring whether any enclave, as defined in Section 20-7 (A) (1) (c), borders the municipality and whether the proposed boundary change includes such enclave.
8.	p.28	20-3. (F)	Additional Information
	p.28	20-3. (F)(1)	Land use plan and zoning information showing zoning on subject areas to be annexed shall be submitted regardless of size of area or state of existing development
	p.36	20-3. (F)(2)	List of services to be provided under listed headings – described in detail – the character and amount of services the municipality would provide if area is annexed – discussion of service levels shall take into account existing development and changes in the character and extent of development which may reasonably anticipated in near future based on land use plan and zoning for area – the character and amount of services currently received in the area sought for annexation shall be set forth for comparative purposes
	p.36	20-3. (F)(2)(a)	Police protection
	p.37	20-3. (F)(2)(b)	Fire protection
	p.37	20-3. (F)(2)(c)	Water supply and distribution

Item Number	Town Report Page Number	County Code Section	Requirement
	p.37	20-3. (F)(2)(d)	Facilities for the collection and treatment of sewage
	p.38	20-3. (F)(2)(e)	Garbage and refuse collection and disposal
	p.38	20-3. (F)(2)(f)	Street lighting
	p.38	20-3. (F)(2)(g)	Street construction and maintenance
	p.38	20-3. (F)(2)(h)	Parks and recreation facilities and services
	p.39	20-3. (F)(2)(i)	Building Inspection
	p.39	20-3. (F)(2)(j)	Zoning administration
	p.40	20-3. (F)(2)(k)	Local planning services
	p.40	20-3. (F)(2)(l)	Special services not listed above (stormwater management and housing and economic development)
	p.41	20-3. (F)(2)(m)	General government
9.	p.42	20-3. (F)(3)	Timetable for supplying services listed above in terms of how soon after annexation the service will be provided – if changes in the character and extent of the development in the area can be reasonably anticipated, these changes shall be taken into account in the proposed timetable
10.	p.42	20-3. (F)(4)	Financing of the services listed above – include estimates of the cost of providing, maintaining, and operating the service along with the method used

Item Number	Town Report Page Number	County Code Section	Requirement
			to in making the estimate – funding sources shall be stated and the effect this will have on the remainder of the municipality shall be analyzed
11.	p.46	20-3. (F)(5)	Tax load on the area to be annexed – narrative, including estimated figures, direct and indirect tax revenue from the area sought after annexation compared with the current period before annexation – appraise the tax impact on property owners and others residing or doing business in area and within the municipality – methods utilized in making estimates shall be fully and clearly set forth
	See p.26	20-3. (F)(6)	Identification of any areas designated as terminals in the County's Adopted Land Use Plan Map
	NA	20-3. (F)(6)(a)	The reason any area designated terminals and areas located within one-half mile should be annexed to the municipality
	NA	20-3. (F)(6)(b)	The impact that annexation may have on the operation and future development of facilities within designated terminals
	NA	20-3. (F)(6)(c)	Municipalities assessment of present and future importance to the economy, job generation, and future development of the County and the region of any area designated

Item Number	Town Report Page Number	County Code Section	Requirement
			terminals and surrounding areas to be included in the annexation
	NA	20-3. (F)(6)(d)	Whether the land uses within areas designated terminals and surrounding areas are compatible with adjacent land uses within the annexing municipality
	NA	20-3. (F)(6)(e)	Proposed interlocal agreement with the County would include provisions agreeing to the County's retention of master plan and regulatory control over any area designated terminals and surrounding areas
12.	p.48	20-3. (G)	Certificate of the Town Planner certifying that the area proposed for annexation or separation having two hundred and fifty (250) or fewer registered electors is more than fifty (50) percent developed residential
	NA	20-3. (H)	A petition filed with the Clerk of the County Commission indicating the consent of twenty (20) percent plus one (1) of the electors in the area proposed for annexation provided however, no petition shall be required where the property proposed for annexation is vacant or where there are two hundred fifty (250) or fewer resident electors

3. Legal Description of the Land Area (Annexation Areas).

All of Section 31, Township 52 South Range 40 East, As situate within Miami-Dade County, comprising approximately 640.77 acres more or less.

TOGETHER WITH:

All of Section 9, Township 53 South, Range 40 East, LESS Tract 46, LESS Tract 47 and LESS Tract 57 all of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, (portions thereof currently within the municipal boundary of the Town of Medley, Miami-Dade County), comprising approximately 572 acres more or less.

TOGETHER WITH:

A portion of Section 14, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1, according to the plat thereof as recorded in Plat Book 2, Page 17 of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

BEGIN at the intersection of State Road 826 (Palmetto Expressway) and N.W. 74th Street; THENCE East along the North Right-of-Way line of N.W. 74th Street to its intersection with the centerline of the Right-of-Way of N.W. 72nd Avenue; THENCE South to the North Right-of-Way line of S.R. 934 (the Hialeah Expressway [N.W. 74th Street Connector]); THENCE Westerly along such Right-of-Way line along its curve until it intersects with the North Right-of-Way line of N.W. 74th Street (POINT OF BEGINNING, comprising approximately 4.28 acres more or less.

TOGETHER WITH:

A parcel of land being a portion of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

BEGIN at the intersection of the West right-of-way line of NW 87th Avenue and the centerline of NW 74th Street; THENCE Easterly along the centerline of NW 74th Street to the point of intersection with the centerline of NW 84th Avenue; THENCE Southerly along the said centerline of NW 84th Avenue to the point of intersection with the westerly extension of the centerline of NW 71st Street; THENCE Easterly along the said westerly extension of the centerline of NW 71st Street to the point of intersection with the centerline of NW 82nd Avenue; THENCE Northerly along the said centerline of NW 82nd Avenue and its northerly projection thereof to the point of intersection with the easterly extension of the centerline of NW 72nd Street;

THENCE Easterly along the said easterly extension of the centerline of NW 72nd Street to the point of intersection with the Northerly extension of the centerline of NW 79th Avenue; THENCE Northerly along the said Northerly extension of the centerline of NW 79th Avenue to the point of intersection with the Westerly extension of the centerline NW 73rd Street; THENCE Easterly along the Westerly extension of the centerline of NW 73rd Street to the point of intersection with the West right-of-way line of State Road 826 (Palmetto Expressway); THENCE Southerly along the said West right-of-way line of State Road 826 (Palmetto Expressway) to the point of intersection with the centerline of NW 62nd Street; THENCE Westerly along the said centerline of NW 62nd Street to the point of intersection with the West line of the East 75 feet of Tract 60 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1; THENCE Southerly along the said West line of the East 75 feet of Tract 60 to the point of intersection with the South line of said Tract 60; THENCE Westerly along the said South line of Tract 60 to the point of intersection with the centerline of NW 82nd Avenue; THENCE Northerly along the said centerline of NW 82nd Avenue to the point of intersection with the Easterly extension of Tract 36 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1; THENCE Westerly along the said Easterly extension of Tract 36 and along the South line of Tract 36 and Tract 45 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, to the point of intersection with the West right-of-way line of NW 87th Avenue; THENCE Northerly along the said West right-of-way line of NW 87th Avenue to the POINT OF BEGINNING, comprising approximately 415.32 acres more or less.

Said lands situated within Miami-Dade County, Florida and containing a total of 1632.07 acres more or less.

4. Map of the Annexation Areas and Existing Municipal Boundaries of the Town.


Section 31
Township 52 S
Range 40 E
Section 09
Township 53 S
Range 40 E
Section 15
Township 53 S
Range 40 E
Section 14
Township 53 S
Range 40 E
FLORIDA TURNPIKE EXT
PALMETTO EXPRESSWAY (SR 826)
NW 74TH ST
NW 87TH AVE
NW 72nd AVE
NW 58TH ST
2016
Annexation
Application
Legend
Medley Town Boundary
Annexation Sections
Application for Annexation (2016)
THE TOWN OF MEDLEY FLORIDA
GIS
Calvin, Giordano & Associates, Inc.

5. Certificate of County Supervisor of Elections

MIAMI-DADE COUNTY

Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY: 305-499-8480

miamidade.gov

June 10, 2016

Hoyt Holden, AICP
Calvin, Giordano & Associates, Inc.
1800 Eller Drive
Suite 600
Ft. Lauderdae, FL 33316

Dear Mr. Holden:

As requested, the Miami-Dade County Elections Department has completed a review of the proposed Town of Medley Annexation Area, defined on the attached map. A certification of the number of registered voters is enclosed for your reference.

Should you have any questions or concerns, please feel free to contact Michelle McClain, Deputy Supervisor of Elections for Voter Services at 305-499-8302.

Sincerely,

Christina White
Supervisor of Elections

Enclosure (1)

MIAMI-DADE COUNTY

Elections
2700 NW 87th Avenue
Miami, Florida 33172
T 305-499-8683 F 305-499-8547
TTY: 305-499-8480

miamidade.gov

CERTIFICATION

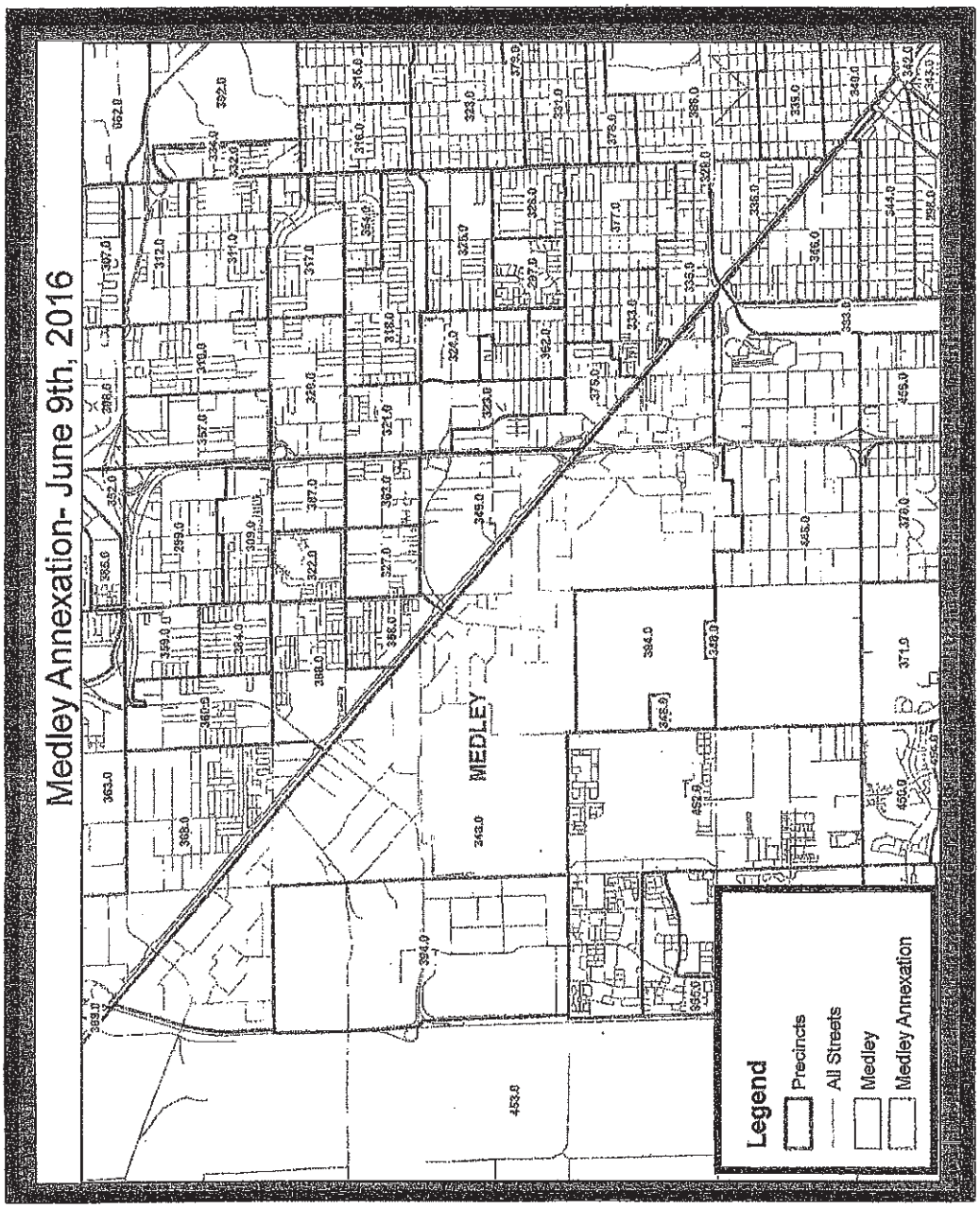
STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Christina White, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that the **Town of Medley Annexation Area**, as defined on the attached map, has **26** voters.

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 10th DAY OF
JUNE, 2016

Christina White
Supervisor of Elections


Medley Annexation- June 9th, 2016
MEDLEY
Legend
Precincts
All Streets
Medley
Medley Annexation

6. Grounds for Proposed Boundary Changes

The proposed annexations consist largely of industrial, light industrial and commercial properties. The entire Town of Medley, less a few small residential areas, is entirely comprised of commercial and industrial uses. The existing land uses in the proposed annexation areas are highly compatible with the Town of Medley's existing land use mix and ability to provide services.

The Town's police are trained to respond to issues related to industrial, warehouse, and commercial areas. Currently, Medley has a mutual aid agreement with Miami-Dade County to service the described annexation areas as requested and the Town of Medley provides service for these areas as needed. The Medley Police Headquarters and substation are located within one half to two miles from the proposed annexation areas.

The Town of Medley supports a County-wide fire and emergency medical service system and plans to continue support of Miami-Dade Fire Rescue service in future annexation areas. The Town will provide plan review, building permitting (except DERM and Fire Department approvals), and inspections of all trades. Additional municipal services include road repair, a stormwater utility, emergency response, potable water and wastewater services, and numerous other social services.

Finally, the proximity of Town of Medley services allows for efficient and convenient local government services for the proposed annexation areas. Noteworthy is the fact that all the proposed annexation areas described herein are contiguous to the Town of Medley.

Due to this proposed boundary, geography and other applicable factors, the Town is the governmental entity in the best position to cost-efficiently extend a number of existing urban services, such as police protection and potable water, wastewater, and stormwater services as future development occurs or as the need arises. It is important to note that annexation will also make local government officials and services much closer and more accessible to the property owners of the proposed annexation areas.

In summary, the proposed annexation areas will provide future land for the long term growth of Medley, significant job creation, and increase the tax base of the Town and Miami-Dade County for operation and infrastructure improvements in the future.

Existing Land Use Trends and Tax Base Growth

A review of existing land uses within the proposed annexation areas show that nearly 52% of the proposed annexation area is developed as Industrial. Approximately 28% of the area is water; however, these are manmade lakes that may continue to be filled in for future industrial development. Transportation, Communications & Utilities comprise approximately 10% of the area with the remaining 10% categorized as vacant.

2016 Existing Land Uses in Proposed Annexation Areas
Portion of Section 09, Township 53 S, Range 40 E

Land Use	Annexation Area Acres	Annexation Area Percent of Total	Town Area Acres	Town Percent of Total	County Acres	County Percent of Total
Residential	0.0	0.0	33.8	0.9	112,332.3	8.9
Commercial, Office, and Transient Residential *	0.0	0.0	43.4	1.1	14,252.6	1.1
Industrial	123.8	21.6	1,918.2	50.8	19,150.8	1.5
Institutional	0.0	0.0	21.3	0.6	15,426.1	1.2
Parks/Recreation	0.0	0.0	0.8	0.0	834,338.8	65.9
Transportation, Communication, Utilities	11.5	2.0	762.1	20.2	87,542.0	6.9
Agriculture	0.0	0.0	0.0	0.0	62,588.8	4.9
Undeveloped	0.0	0.0	402.4	10.7	83,003.1	6.6
Inland Waters	437.0	76.4	592.3	15.7	37,679.7	3.0
Total:	**572.3**	**100.0**	**3,774.2**	**100.0**	**1,266,314.2**	**100.0**

** Transient Residential includes Hotels and Motels*

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section August, 2016

Portion of Section 14, Township 53 S, Range 40 E

Land Use	Annexation Area Acres	Annexation Area Percent of Total	Town Area Acres	Town Percent of Total	County Acres	County Percent of Total
Residential	0.0	0.0	33.8	0.9	112,332.3	8.9
Commercial, Office, and Transient Residential *	1.4	23.4	43.4	1.1	14,252.6	1.1
Industrial	0.0	0.0	1,918.2	50.8	19,150.8	1.5
Institutional	2.3	37.3	21.3	0.6	15,426.1	1.2
Parks/Recreation	0.0	0.0	0.8	0.0	834,338.8	65.9
Transportation, Communication, Utilities	2.4	39.3	762.1	20.2	87,542.0	6.9
Agriculture	0.0	0.0	0.0	0.0	62,588.8	4.9
Undeveloped	0.0	0.0	402.4	10.7	83,003.1	6.6
Inland Waters	0.0	0.0	592.3	15.7	37,679.7	3.0
Total:	**6.2**	**100.0**	**3,774.2**	**100.0**	**1,266,314.2**	**100.0**

** Transient Residential includes Hotels and Motels*
Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section August, 2016

Portion of Section 15, Township 53 S, Range 40 E

Land Use	Annexation Area Acres	Annexation Area Percent of Total	Town Area Acres	Town Percent of Total	County Acres	County Percent of Total
Residential	0.0	0.0	33.8	0.9	112,332.3	8.9
Commercial, Office, & Transient Residential *	5.5	1.3	43.4	1.1	14,252.6	1.1
Industrial	281.3	67.6	1,918.2	50.8	19,150.8	1.5
Institutional	0.0	0.0	21.3	0.6	15,426.1	1.2
Parks/Recreation	0.0	0.0	0.8	0.0	834,338.8	65.9
Transportation, Communication, Utilities	118.6	28.5	762.1	20.2	87,542.0	6.9
Agriculture	0.0	0.0	0.0	0.0	62,588.8	4.9
Undeveloped	10.8	2.6	402.4	10.7	83,003.1	6.6

Inland Waters	0.0	0.0	592.3	15.7	37,679.7	3.0
Total:	**416.2**	**100.0**	**3,774.2**	**100.0**	**1,266,314.2**	**100.0**

** Transient Residential includes Hotels and Motels*

Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section August, 2016

All of Section 31, Township 52 S, Range 40 E

Land Use	Annexation Area Acres	Annexation Area Percent of Total	Town Area Acres	Town Percent of Total	County Acres	County Percent of Total
Residential	0.0	0.0	33.8	0.9	112,332.3	8.9
Commercial, Office, & Transient Residential *	0.0	0.0	43.4	1.1	14,252.6	1.1
Industrial	438.4	68.6	1,918.2	50.8	19,150.8	1.5
Institutional	0.0	0.0	21.3	0.6	15,426.1	1.2
Parks/Recreation	0.0	0.0	0.8	0.0	834,338.8	65.9
Transportation, Communication, Utilities	29.0	4.5	762.1	20.2	87,542.0	6.9
Agriculture	0.0	0.0	0.0	0.0	62,588.8	4.9
Undeveloped	145.5	22.8	402.4	10.7	83,003.1	6.6
Inland Waters	26.1	4.1	592.3	15.7	37,679.7	3.0
Total:	**639.0**	**100.0**	**3,774.2**	**100.0**	**1,266,314.2**	**100.0**

** Transient Residential includes Hotels and Motels*

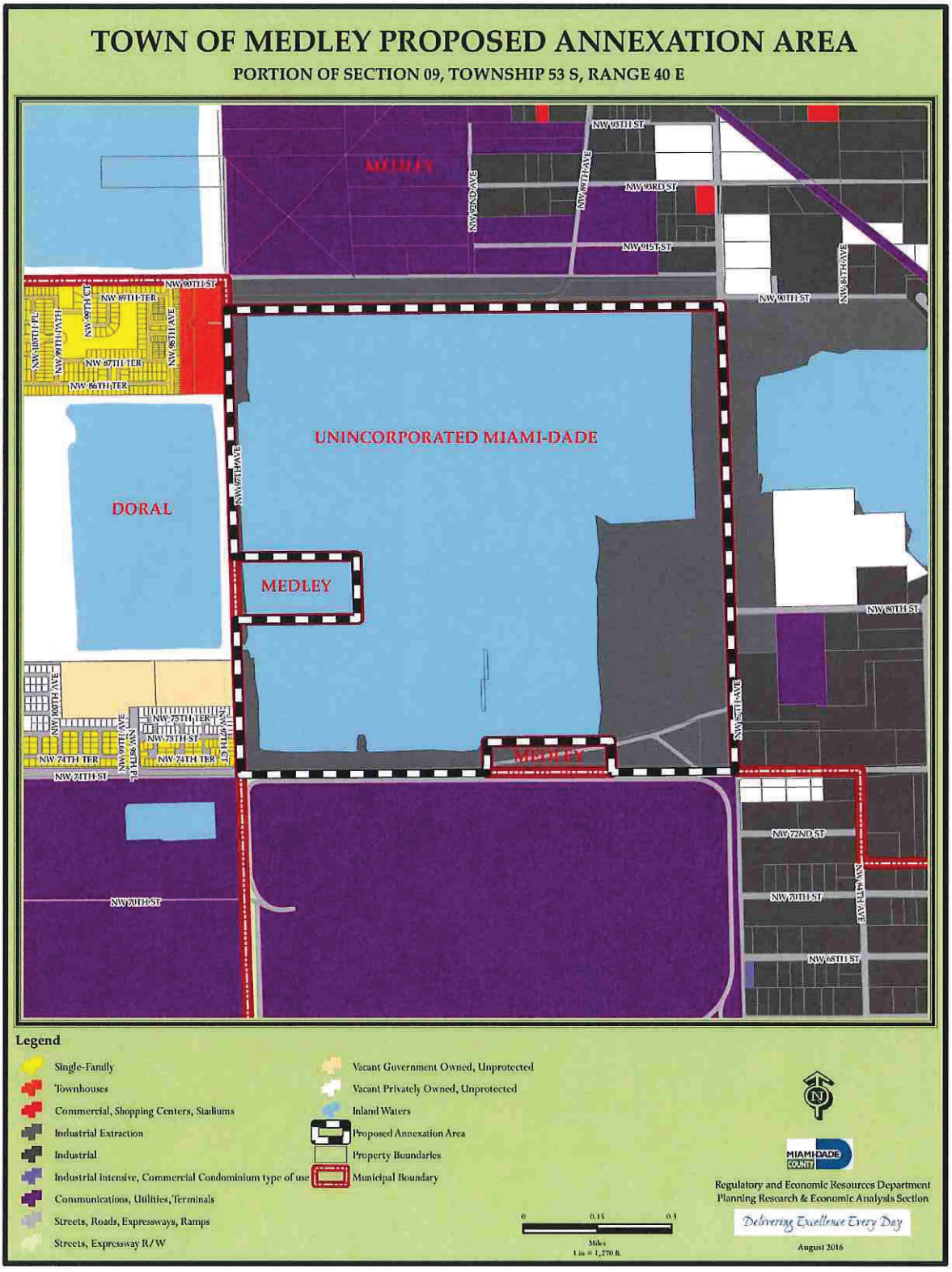
Source: Miami-Dade County Department of Regulatory and Economic Resources, Planning Research & Economic Analysis Section August, 2016

Total Existing Land Use of Annexation Areas

Existing Land Use	Acreage	% of Total Land Area
Residential	0.00	0.00%
Commercial, Office, and Transient Residential	6.90	0.42%
Industrial	843.50	51.63%
Institutional	2.30	0.14%
Parks & Recreation	0.00	0%

Transportation, Communication & Utilities	161.50	9.89%
Agriculture	0.00	0%
Undeveloped	156.30	9.57%
Inland Waters	463.10	28.35%
Totals	**1633.60**	**100.00%**

Source: Miami-Dade County, 2016 (1633.60 vs. 1632.07 due to county rounding)


TOWN OF MEDLEY PROPOSED ANNEXATION AREA
PORTION OF SECTION 09, TOWNSHIP 53 S, RANGE 40 E
HIALEAH
DORAL
UNINCORPORATED MIAMI-DADE
MEDLEY
MEDLEY
NW 97TH AVE
NW 80TH ST
NW 72ND ST
NW 70TH ST
NW 74TH ST
NW 74TH TER
NW 73RD ST
NW 75TH TER
NW 87TH TER
NW 86TH TER
NW 90TH ST
NW 91ST ST
NW 92ND AVE
NW 87TH AVE
NW 82ND AVE
NW 79TH AVE
NW 100TH AVE
Legend
Single-Family
Townhouses
Commercial, Shopping Centers, Stadiums
Industrial Extraction
Industrial
Industrial intensive, Commercial Condominium type of use
Communications, Utilities, Terminals
Streets, Roads, Expressways, Ramps
Streets, Expressway R/W
Vacant Government Owned, Unprotected
Vacant Privately Owned, Unprotected
Inland Waters
Proposed Annexation Area
Property Boundaries
Municipal Boundary
Miles
1 in = 1,270 ft
MIAMI-DADE COUNTY
Regulatory and Economic Resources Department
Planning Research & Economic Analysis Section
Delivering Excellence Every Day
August 2016

TOWN OF MEDLEY PROPOSED ANNEXATION AREA

PORTION OF SECTION 14, TOWNSHIP 53 S, RANGE 40 E



Legend

- Commercial, Shopping Centers, Stadiums
- Office
- Institutional
- Industrial
- Industrial Intensive, Office type of use
- Industrial intensive, Commercial Condominium type of use
- Communications, Utilities, Terminals
- Streets, Roads, Expressways, Ramps
- Streets, Expressway R/W
- Vacant Government Owned, Unprotected
- Municipal Boundary
- Property Boundaries
- Proposed Annexation Area

0 0.05 0.1
Miles
1 in = 324 ft

MIAMI-DADE COUNTY

Regulatory and Economic Resources Department
Planning Research & Economic Analysis Section

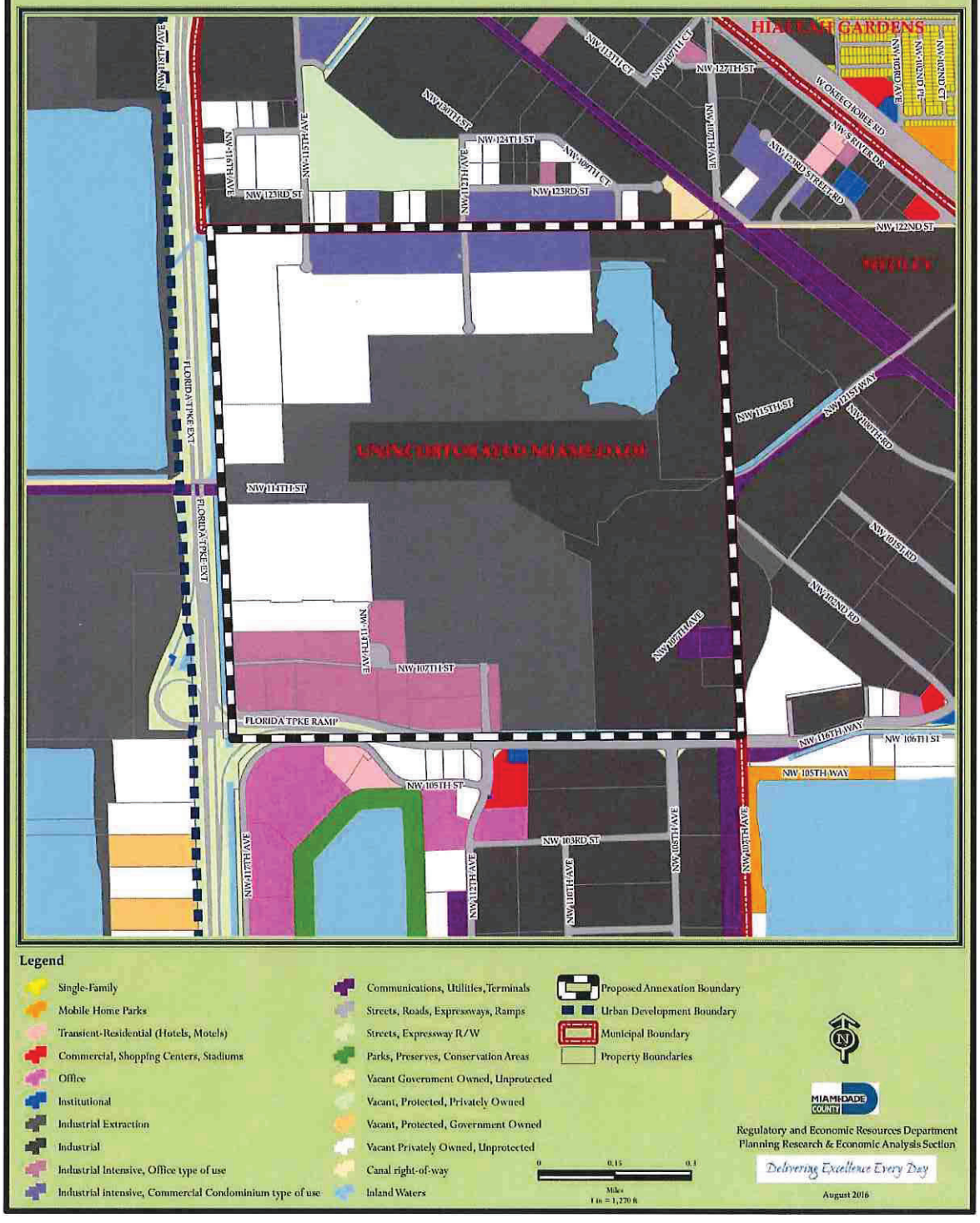
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August 2016


TOWN OF MEDLEY PROPOSED ANNEXATION AREA
PORTION OF SECTION 15, TOWNSHIP 53 S, RANGE 40 E
NW 74TH ST
NW 72ND ST
NW 71ST ST
NW 70TH ST
NW 68TH ST
NW 67TH ST
NW 66TH ST
NW 64TH ST
NW 62ND ST
NW 61ST ST
NW 60TH ST
NW 58TH ST
NW 57TH ST
NW 87TH AVE
NW 82ND AVE
NW 77TH CT
NW 77TH AVE
NW 79TH AVE
SR 826 EXT
SR 826 RAMP
Legend
Transient-Residential (Hotels, Motels)
Commercial, Shopping Centers, Stadiums
Office
Institutional
Industrial Extraction
Industrial
Industrial Intensive, Office type of use
Industrial Intensive, Commercial Condominium type of use
Communications, Utilities, Terminals
Streets, Roads, Expressways, Ramps
Streets, Expressway R/W
Parks, Preserves, Conservation Areas
Vacant Privately Owned, Unprotected
Inland Waters
Municipal Boundary
Property Boundaries
Proposed Annexation Area
Miles
1 in = 790 ft
MIAMI-DADE COUNTY
Regulatory and Economic Resources Department
Planning Research & Economic Analysis Section
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August 2016

TOWN OF MEDLEY PROPOSED ANNEXATION AREA

SECTION 31, TOWNSHIP 52 S, RANGE 40 E



Legend

- Single-Family
- Mobile Home Parks
- Transient-Residential (Hotels, Motels)
- Commercial, Shopping Centers, Stadiums
- Office
- Institutional
- Industrial Extraction
- Industrial
- Industrial Intensive, Office type of use
- Industrial intensive, Commercial Condominium type of use
- Communications, Utilities, Terminals
- Streets, Roads, Expressways, Ramps
- Streets, Expressway R/W
- Parks, Preserves, Conservation Areas
- Vacant Government Owned, Unprotected
- Vacant, Protected, Privately Owned
- Vacant, Protected, Government Owned
- Vacant Privately Owned, Unprotected
- Canal right-of-way
- Inland Waters
- Proposed Annexation Boundary
- Urban Development Boundary
- Municipal Boundary
- Property Boundaries

0 0.15 0.3 Miles
1 in = 1,270 ft

MIAMI-DADE COUNTY

Regulatory and Economic Resources Department
Planning Research & Economic Analysis Section

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August 2016

It is noted that none of the lands proposed for annexation include lands designated TERMINALS on the Miami- Dade County Future Land Use Plan Map.

The proposed future land use in the proposed annexation areas will be consistent with the *Industrial and Office* and *Restricted Office and Industrial* future land use designations shown on the County's adopted land use plan.

The Town has experienced a surge in industrial development interest in the past decade. However, officials have not been able to take full advantage of this interest due to the lack of vacant and accessible industrial sites in the Town. This interest continues even in the face of significant economic contraction and a reduction of new construction in most of the other municipalities and unincorporated parts of the County.

During the processing of its annexation application in 2000, Medley voluntarily deferred over 60% of its land request to provide the Doral MAC (now the City of Doral) and major landowners opportunities to assess their options. Specifically Section 8, Township 53 South, Range 40 East, which had been part of that application, was granted to Doral during the political process preceding the formal incorporation of the City as a result of Medley voluntarily withdrawing Section 8 from the 2000 application. The Town of Medley continued the annexation application process in 2004 and again in 2009 seeking to annex Sections 9, 15 and a small parcel in Section 14, all Township 53S, Range 40E and Section 31, Township 52S, Range 40E. In 2013, the County requested the Town of Medley and the Cities of Miami Springs, Doral and Virginia Gardens negotiate annexation boundaries for the area west of Miami International Airport (Community of Interest 18). An agreement was reached in 2016 where a portion of Section 15, Township 53S. Range 40E previously proposed for annexation by the Town of Medley was now proposed to be annexed by Doral (along NW 58th Street). Additionally, Medley agreed not to pursue additional areas in Section 14. However, Medley's need for tax base growth has not decreased with said cooperation and agreement.

The Town is dependent on its tax base to fund necessary infrastructure improvements for continued industrial and business growth and development. Medley's property tax rate, which had been averaging around 5.65 mills since the time the last annexation proposal was deferred in 2009, was 5.3800 mills for FY13/14, increasing to 6.3800 mills in FY 14/15, and for the FY 15/16 budget was 5.5791 mills. For FY 16/17, the millage is 5.5000 mills with some capital expenditures funded through reserves (even so, the Town maintains healthy reserves) in anticipation of the 2016 annexations. The Unincorporated Municipal Services Area (UMSA) rate for 2016 is 1.9283 with a countywide millage rate of 4.6669 (see Miami-Dade County 2016 Adopted Millage Rates Table).

Infrastructure Improvements

The Town has caused significant improvements to be made to the infrastructure systems in and around the proposed annexation areas. This commitment by Medley to the upgrading of existing public facilities and the extension of facilities and services into the proposed annexation areas shows that the Town is in the best position to efficiently service the proposed area.

It is important to note that the Town worked closely with Miami-Dade County to plan and construct the Metrorail Terminus Station at the Palmetto Expressway that provides access to Medley. This intergovernmental partnership extended fixed-rail transit to the Town for the first time, where few public transportation opportunities previously existed. The MetroRail station positively changed travel patterns throughout northwest Miami-Dade County, including Medley and the proposed annexation areas, and relieved intense industrial and commercial traffic in and surrounding the Town. The development of vacant industrial and commercial sites will create additional jobs and thus additional ridership for Metrorail and Metrobus systems to the benefit of both the County and the Town, while simultaneously expanding the tax base for the County and the Town. Furthermore, the Town is currently working with other governmental agencies on an impressive expansion and improvement to NW 87th Avenue, which is a major transportation corridor not only to the Town, but to all of northwestern Miami-Dade County.

Medley will also provide the most logical and cost effective extension of other services to the proposed annexation areas including police protection and infrastructure upgrading. Medley police response to the annexation areas will be between 2 to 4 minutes. This will constitute a more rapid response than is currently provided in Sections 31, 9, and 14 and comparable to response provided in Section 15. The greater ability of the Medley Police Department to serve this area is further illustrated by the fact that the County has granted the Town "concurrent jurisdiction" to assist in providing timely police response to the proposed annexation area.

Property owners in the proposed annexation areas will also benefit from close proximity to the Town's general government activities and services including Town Council meetings, elected officials, administrative personnel, and building plan review and permitting. This proposed annexation area is appropriate to become a natural extension of the Town's industrial development pattern in the western and southern portions of Medley.

For the reasons stated above, it is appropriate that Miami-Dade County approve the annexation of these proposed areas into the municipal limits of the Town of Medley.

7. Enclaves (County Code Section 20-3. (E))

The proposed annexations include no unincorporated enclaves, nor creates any unincorporated enclaves. However, the proposed annexation of the remainder of Section 9 will eliminate two existing incorporated enclaves that are already within the Town of Medley limits.

8. Additional Information (County Code 20-3 (F))

(1.) Land Use

The Miami-Dade County 2015 and 2025 Land Use Map designations for the proposed annexation areas are primarily *Industrial and Office* and *Restricted Industrial and Office*. The proposed annexation areas will retain the same land use designations to allow existing property owners the same development potential when incorporated into the Town of Medley.

Medley Future Land Use of Proposed Annexation Areas

Future Land Use	Acreage	% of Total Land Area
Industrial and Office	994.63	60.94%
Restricted Industrial and Office	126.04	7.72%
Water	496.36	30.41%
Transportation	11.39	0.70%
Office/Residential	1.69	0.10%
Parks and Recreation	1.39	0.08%
Low-Medium Residential	0.58	0.04%
Totals	**1632.07**	**100.00%**

Section 9 Future Land Use	Acreage
Industrial and Office	102.47
Water	466.94
Office/Residential	1.69
Parks and Recreation	0.03
Low-Medium Density Residential	0.58
Totals	**572**

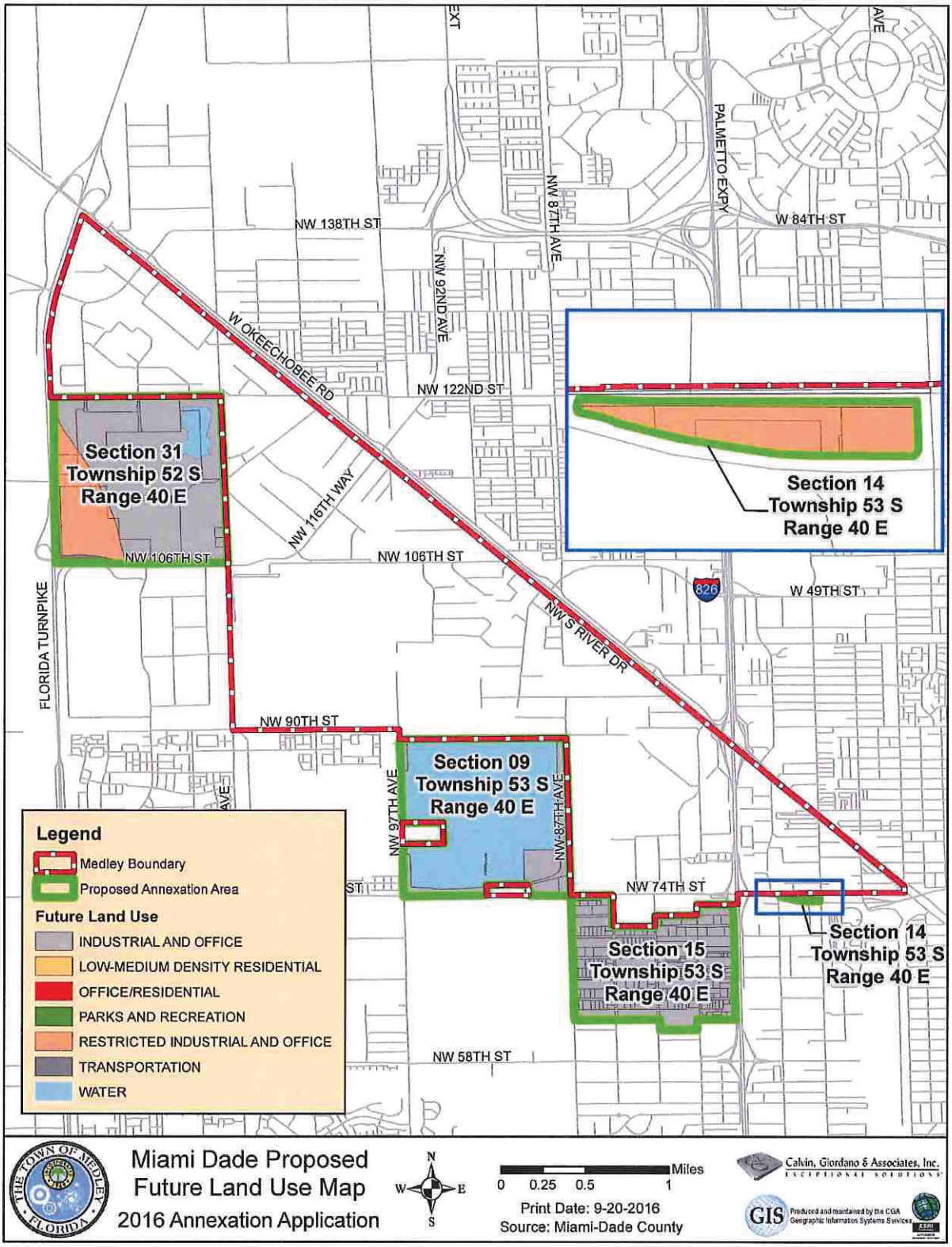
Section 14 Future Land Use	Acreage
Transportation	0.02
Restricted Industrial and Office	4.26
Totals	**4.28**

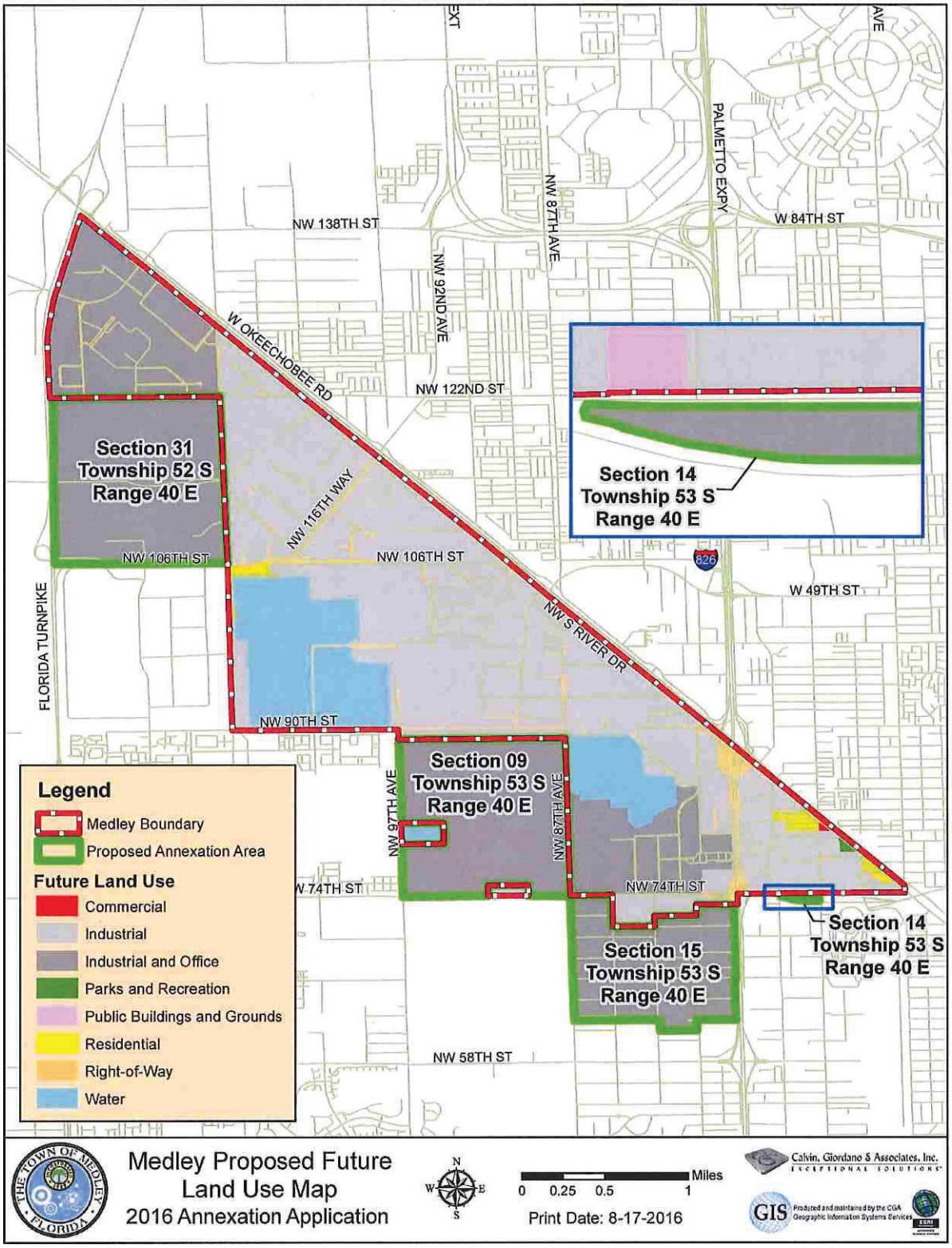
Section 15 Future Land Use	Acreage
Industrial and Office	413.27
Parks and Recreation	1.36
Transportation	0.69
Totals	**415.32**

Section 31 Future Land Use	Acreage
Industrial and Office	478.89
Water	29.42
Restricted Industrial and Office	121.78
Transportation	10.68
Totals	**640.77**

Source: Town of Medley, 2016

The Town will amend its Comprehensive Plan within one year of incorporation of the proposed annexation areas to show the new Town boundary and future land use designations.


NW 138TH ST
NW 87TH AVE
PALMETTO EXPY
W 84TH ST
NW 92ND AVE
W OKEECHOBEE RD
NW 122ND ST
Section 31
Township 52 S
Range 40 E
NW 116TH WAY
NW 106TH ST
Section 14
Township 53 S
Range 40 E
FLORIDA TURNPIKE
826
W 49TH ST
NW S RIVER DR
NW 90TH ST
Section 09
Township 53 S
Range 40 E
NW 97TH AVE
NW 87TH AVE
NW 74TH ST
Section 15
Township 53 S
Range 40 E
Section 14
Township 53 S
Range 40 E
NW 58TH ST
Legend
Medley Boundary
Proposed Annexation Area
Future Land Use
INDUSTRIAL AND OFFICE
LOW-MEDIUM DENSITY RESIDENTIAL
OFFICE/RESIDENTIAL
PARKS AND RECREATION
RESTRICTED INDUSTRIAL AND OFFICE
TRANSPORTATION
WATER
THE TOWN OF MEDLEY FLORIDA
Miami Dade Proposed
Future Land Use Map
2016 Annexation Application
N
W
E
S
Miles
0 0.25 0.5 1
Print Date: 9-20-2016
Source: Miami-Dade County
Calvin, Giordano & Associates, Inc.
GIS
Produced and maintained by the CGA Geographic Information Systems Services


NW 138TH ST
NW 92ND AVE
NW 87TH AVE
PALMETTO EXPY
W 84TH ST
W OKEECHOBEE RD
NW 122ND ST
Section 31
Township 52 S
Range 40 E
NW 116TH WAY
NW 106TH ST
NW 106TH ST
826
W 49TH ST
Section 14
Township 53 S
Range 40 E
FLORIDA TURNPIKE
NW S RIVER DR
NW 90TH ST
Section 09
Township 53 S
Range 40 E
NW 97TH AVE
NW 87TH AVE
W 74TH ST
NW 74TH ST
Section 15
Township 53 S
Range 40 E
Section 14
Township 53 S
Range 40 E
NW 58TH ST
Legend
Medley Boundary
Proposed Annexation Area
Future Land Use
Commercial
Industrial
Industrial and Office
Parks and Recreation
Public Buildings and Grounds
Residential
Right-of-Way
Water
THE TOWN OF MEDLEY FLORIDA
Medley Proposed Future Land Use Map
2016 Annexation Application
N
W
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0 0.25 0.5 1 Miles
Print Date: 8-17-2016
Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS
GIS
Produced and maintained by the CGA Geographic Information Systems Services

Zoning

The existing Miami-Dade zoning designations generally allow for commercial, light industrial and heavy industrial uses. Property owners within the proposed annexation areas will retain the same development potential as currently allowed under the Miami-Dade Zoning Code. The Town of Medley Zoning Code states the following regarding the zoning of annexed properties:

> *Upon the annexation of any properties into to the town, the property will remain under its present zoning classification the same as if it had been zoned by the town, and the town will honor and recognize such zoning and the use thereof and the same to be commensurate zoning regulations of the town. (Sec. 62-59.)*

Miami-Dade County Zoning in Proposed Annexation Areas

Miami Dade Zoning	Acreage	% of Total Land Area
Light Manufacturing	30.95	1.91%
Intensive use	1,485.98	91.01%
Community Facilities	0.05	0.003%
Interim	6.41	0.38%
Office Park District	9.19	0.56%
Null	100.18	30.69%
Total	**1,632.76**	**100.00%**

Source: Miami-Dade County,-2016, CGA GIS

Note: The slight difference in land area between the zoning and land use is due to the basis for GIS data creation. (The future land use was assigned by parcel. The zoning was assigned by region.)

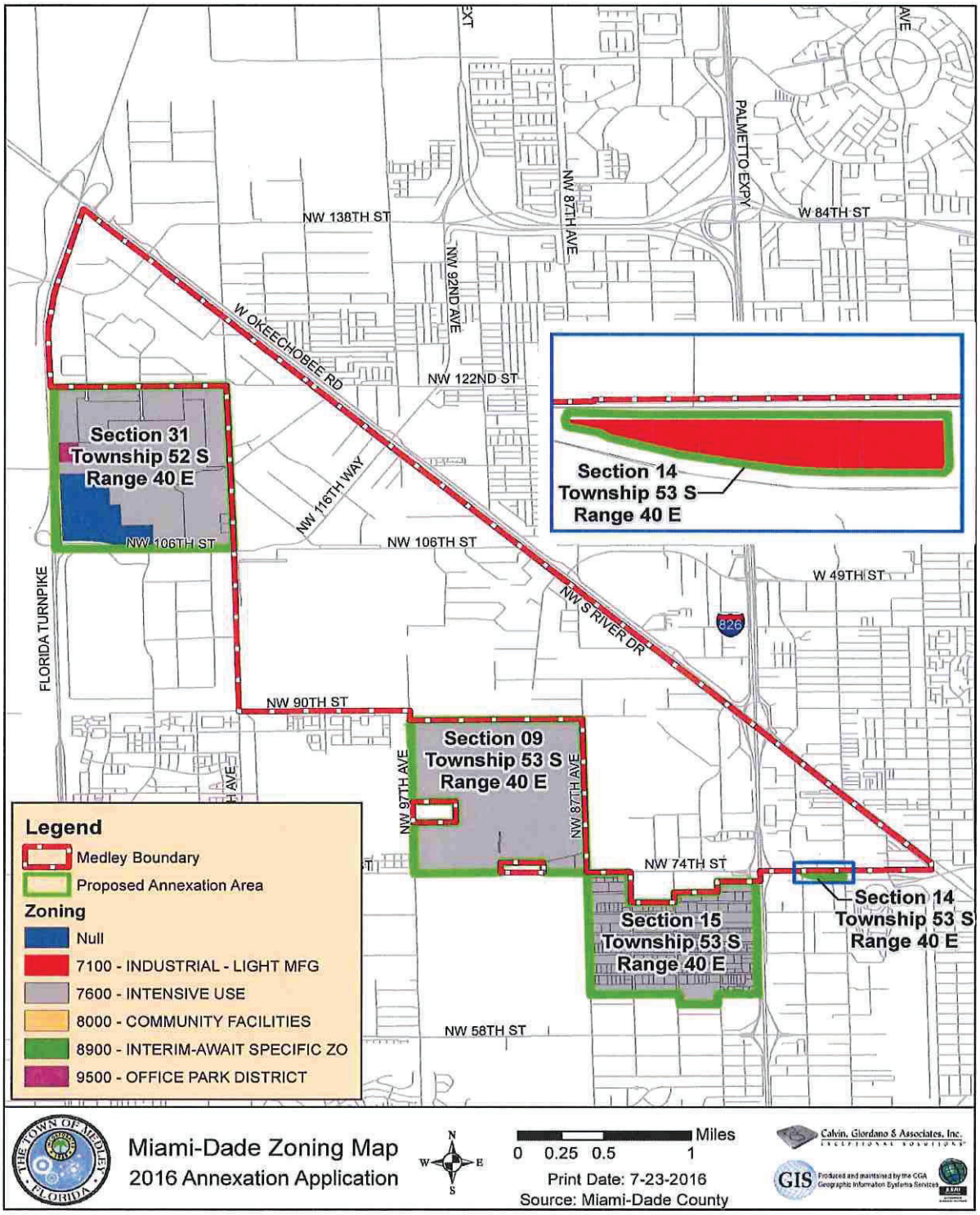
The Medley Zoning Code is generally developed based upon the Miami-Dade Zoning Code. The M-1 Industrial District (light manufacturing) and M-3 Industrial District (heavy manufacturing) will accommodate existing uses within the proposed annexation areas.

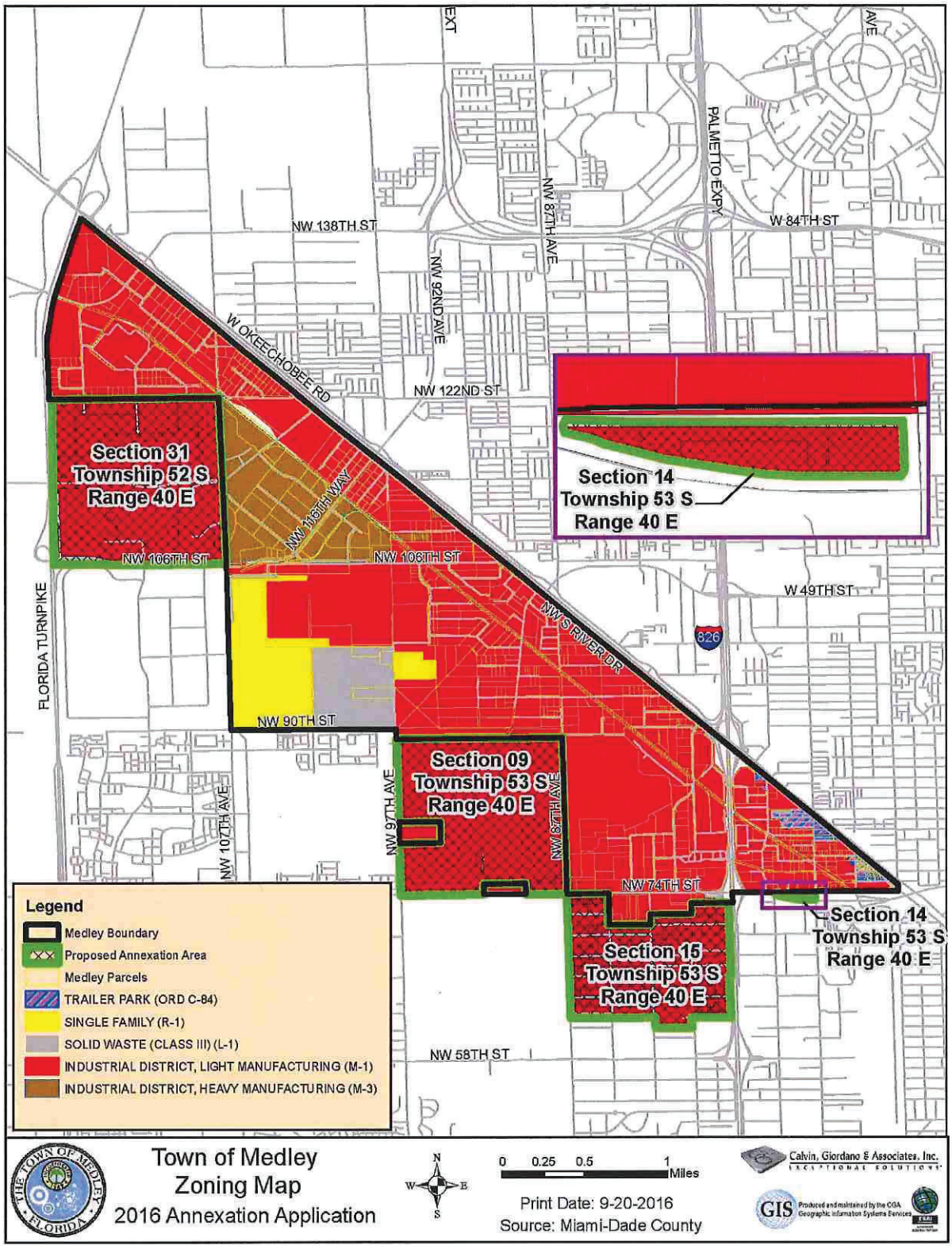
Medley Zoning Designations in the Proposed Annexation Area

Proposed Medley Zoning	Acreage	% of Total Land Area
M-1 INDUSTRIAL DISTRICT (Light Industrial)	1632.76	100.00%
Total	**1632.76**	**100.00%**

Source: Town of Medley, 2016.

The following maps show the current Miami-Dade and proposed Medley zoning designations.




EXT
AVE
PALMETTO EXPY
NW 138TH ST
NW 87TH AVE
W 84TH ST
NW 92ND AVE
W OKEECHOBEE RD
NW 122ND ST
Section 31
Township 52 S
Range 40 E
NW 118TH WAY
NW 106TH ST
NW 106TH ST
Section 14
Township 53 S
Range 40 E
W 49TH ST
FLORIDA TURNPIKE
NW S RIVER DR
826
NW 90TH ST
Section 09
Township 53 S
Range 40 E
NW 97TH AVE
NW 87TH AVE
NW 107TH AVE
NW 74TH ST
Section 14
Township 53 S
Range 40 E
Section 15
Township 53 S
Range 40 E
NW 58TH ST
Legend
Medley Boundary
Proposed Annexation Area
Medley Parcels
TRAILER PARK (ORD C-84)
SINGLE FAMILY (R-1)
SOLID WASTE (CLASS III) (L-1)
INDUSTRIAL DISTRICT, LIGHT MANUFACTURING (M-1)
INDUSTRIAL DISTRICT, HEAVY MANUFACTURING (M-3)
THE TOWN OF MEDLEY FLORIDA
Town of Medley
Zoning Map
2016 Annexation Application
N
W
E
S
0 0.25 0.5 1
Miles
Print Date: 9-20-2016
Source: Miami-Dade County
Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS
GIS
Produced and maintained by the CGA Geographic Information Systems Services

8. (2.) Services to be Provided

a. Police Protection

The existing land uses in the proposed annexation areas are highly compatible with the Town of Medley's existing land use mix and ability to provide services. The Town's police are trained to respond to issues related to industrial, warehouse, and commercial areas.

Police protection will be provided for proposed annexation areas by the Medley Police Department. The daily police workforce and facilities available close to the proposed annexation areas will allow for better and faster police response and protection for the areas. Medley Police Headquarters is located at 7331 NW 74th Street, which is within 2 miles of the Section 9, ½ mile of Section 15, and adjacent to Section 14. The Town also has one police substation co-located with a Miami-Dade Fire Station facility, at 10200 NW 116th Way within the Town which is within ½ mile of Section 31. There is also an emergency substation located at the new Medley Municipal Services Facility at 7777 NW 72nd Avenue within Medley.

The Medley Police Department currently has 39 police officers with a command force staff of 4. Communication and administrative staff brings the total department full time +employees to 50. The Department has 43 patrol cars and also has 3 motorcycles and 3 bicycle patrols, and a general investigation unit. The Town's police department has a state-of-the-art FDLE certified Regional Firearms Training Center, consisting of four firing ranges, including a 100 yard rifle range and 4 classroom/educational facilities servicing almost every law enforcement agency in Miami-Dade County, along with state and federal agencies and 3 police academies.

The Town of Medley is currently providing police services to the proposed annexation areas as needed through a mutual aid agreement with Miami-Dade County. The close proximity of Medley Police services will provide much faster police response to the areas than is currently be provided by the Miami-Dade Police Department.

Projected Town Police emergency response to the proposed annexation areas is 2 to 4 minutes. The nearest Miami-Dade Police Substation to the proposed annexation areas is in Miami Lakes (at least five miles from each proposed annexation area) with an estimated 15-minute emergency response time from the nearest substation to the proposed annexation area. The City of Doral currently has a police facility south of Section 15.

Thus, Medley can provide faster service and more frequent crime-deterrent patrols for the proposed annexation areas than is now be provided by the County Police Department or any other municipality. The strong working partnership with the County

Police Department and surrounding municipalities will be continued after annexation to provide backup for Town Police in cases of major crime events and major traffic accidents, should they occur.

b. Fire Protection/Emergency Medical

The Town of Medley supports a countywide fire and emergency medical service system. Fire protection and emergency medical services will continue to be provided by Miami-Dade County via a mutual aid agreement which currently serves the proposed Annexation Areas.

c. Water Supply and Distribution

As indicated earlier, Medley provides central water services to Section 14. Medley's central water is supplied in bulk under an agreement with the Miami-Dade Water and Sewer Department. The water is distributed to Medley customers through a water pipe system built and maintained by the Town.

While the Town would be available to provide water services to other proposed annexation areas, it is more probable that water for those areas with existing development will continue to be supplied by the Miami-Dade Water and Sewer Department (WASD.) For areas adjacent to the Town's distribution system that will be developed in the future, potable water will be provided by the Town. Medley can provide cost-efficient potable water distribution services to development as it occurs. See Exhibit "A" for a map of Water and Sewer Areas, including water supply and distribution services, provided by the Town in relation to existing municipal limits and the Annexation Area.

d. Wastewater Facilities

Medley also provides wastewater services to Section 14 and a small portion of Section 9 which is currently vacant. The Town built and maintains the gravity and force main collection system in this area, and purchases wastewater treatment capacity from Miami-Dade County. Wastewater collected from the Town is treated at the Miami-Dade County Regional Treatment Facilities.

Properties in Sections 15, and 31 and most of Section 9 are provided wastewater services by the County. Medley can extend wastewater collection services into these areas if desired or requested by WASD, however, it is more probable that wastewater service will continue to be supplied by WASD in these areas. Areas adjacent to the Town's distribution system that are developed in the future will be provided wastewater service by the Town. Medley can extend its cost-efficient wastewater collection services to

development as it occurs. See Exhibit "A" for a map of the Town of Medley, Water and Sewer Service Areas, including the sewer service areas for the existing municipal limits of the Town of Medley and the Annexation Areas.

e. Solid Waste Removal and Disposal

Currently, Medley provides garbage and trash pickup for all Town residents. Garbage is collected twice a week and bulk trash is picked up twice monthly. For commercial and industrial uses, it is expected that solid waste removal services will continue to be contracted on an individual business basis with qualified commercial haulers who also provide disposal. The solid waste generated from the proposed annexation areas will be disposed of in appropriate regional facilities by the private garbage and trash haulers.

f. Electric Service and Street Lighting

Electric service and the street lighting system in Medley are currently provided by Florida Power and Light (FPL). FPL has adequate capacity to serve the future electrical needs of the subject areas. It is expected that FPL would provide these services to the proposed annexation areas as development occurs. The standards for street lighting in the proposed areas would be fully consistent with the Florida Building Code and State Energy Code, as well as existing County codes.

g. Street Construction and Maintenance

Medley maintains all streets within its jurisdiction with the exception of State and County roadways. Many minor arterials and collector streets are constructed and improved by the private sector as development occurs with maintenance responsibility transferring to the Town once improvements are completed. It is expected that future roads and streets in the proposed annexation areas would be constructed/improved by private development and thereafter maintained by Medley. Existing roads and streets will be maintained by Medley's Public Works Department.

h. Parks and Recreation

The current and proposed land use for the subject annexation areas is *Industrial and Office* and *Restricted Industrial and Office*. If annexation is approved, the Town will keep this same land use pattern in place. There are 26 voters in the area, thus a moderate residential need for park and recreation facilities is present. In addition, office and industrial workers are also encouraged to utilize park facilities at lunchtime and immediately following work. The Town has the following park facilities near the proposed annexation areas:

- Tobie Wilson Park/Danny Meehan Recreational Field. Includes a swimming pool, "kiddie" park area with specialized equipment, barbeque and softball fields, together with basketball courts.
- Miami Canal, Medley, and Seabreeze Linear Parks. These are passive parks which include benches and tables for reading, picnics and relaxation.
- Medley Lakeside Retirement Recreation Building. Includes a complete kitchen and dining area, and is used for senior resident weekday hot lunch programs and weekend cold lunch programs as well as many other social activities. This facility is also utilized for special events, billiards, dominos, and card/board games, and contains group meeting areas, gym equipment and workout area, a fully-equipped laundry room, and a computer lab.
- Medley Municipal Services Facility (MMSF). In addition to Town administrative space, passive park space, fitness centers, classroom space, and serving kitchen are available for educational and recreational purposes. It is important to note that that the Medley Municipal Services Facility can also serve as a post-emergency distribution center.

Per the Town's Comprehensive Plan, the Town is exceeding its park level of service of 3 acres per 1,000 residents. However, the Town is willing to develop additional park facilities if needed to accommodate future annexation areas.

i. Building Permitting and Inspections

The Town maintains departments which provide plan review, process building permits, conduct building inspections and issue citations for Town and Building Code violations. All building review and inspection services are provided by Town staff, except for reviews by the County's Department of Environmental Resources Management (DERM) and Fire Department. Town building services would be much closer and convenient to the property owners of proposed annexation areas than similar services now provided by Miami-Dade County. All applicable federal, state, regional, and county stormwater management and environmental permits are required to be obtained prior to the issuance of any specific Town building permit.

j. Zoning Administration

Medley maintains a Town Zoning Code (Chapter 62 of the Code of Ordinances) consistent with the adopted Comprehensive Plan. The Town intends to zone the subject areas as M-I Industrial District and M-3 Industrial District which is generally consistent with the current County zoning and existing development pattern in the proposed annexation areas.

All site plans for proposed development are reviewed for consistency with the Comprehensive Plan and Zoning Code by the Town of Medley Development Review Committee (DRC) which is comprised of Town staff. Site plans which meet all Town

planning and zoning requirements are recommended by the DRC to the Chief Building Official for administrative approval and permit processing.

The Town staff reviews all requests for rezoning, variances and special exception permits, and submits recommendations related to these matters to the Town Council for final action. If annexation is approved, property owners in the proposed annexation areas will receive site planning and zoning administration services from the Town of Medley which are considerably more accessible than similar County services, saving those owners valuable time and money.

k. Local Planning Services

The current Town of Medley Comprehensive Plan was approved, pursuant to Florida Statutes, in September 1990 and revised in 2009 per the Evaluation and Appraisal Report process established by Florida Statutes. The proposed land use designations for the proposed annexation areas are *Industrial and Office* and *Restricted Industrial and Office*. These proposed future land uses are consistent with the Adopted 2020 and 2030 Land Use Plan for Miami-Dade County. Comprehensive Plan amendments are reviewed by the Town staff and recommendations are forwarded to the Local Planning Agency (LPA) for a recommendation to the Town Council. If approved by the Town Council, they are transmitted to the Florida Department of Economic Opportunity (DEO) for review and an eventual compliance finding also pursuant to Florida Statutes.

If the proposed annexation is approved, a Comprehensive Plan Amendment will be initiated to formally add the new area to the Future Land Use Map (FLUM); include any capital improvements necessary to maintain level-of-service standards; ensure that all environmental goals, objectives, and policies are met; and modify other Plan Elements as appropriate.

Medley will be better able to provide effective and coordinated future comprehensive planning for the areas. This is due to the fact that the proposed annexation areas will become an integral component of a planned future land use pattern emanating outward from the nearby Medley town center rather than remaining as another generic industrial area on the periphery of Miami-Dade County's future development boundary.

l. Special Services

Stormwater Management

Regional stormwater management standards in Medley are implemented by the South Florida Water Management District (SFWMD) and Miami-Dade County Department of Environmental Resources Management (DERM). All proposed development projects

must obtain the required regional and county stormwater management permits prior to issuance of a Town building permit. If annexation is approved, this same procedure will apply to the subject areas. Medley operates a Stormwater Utility townwide and will provide stormwater management facilities and services to the proposed annexation areas. As development occurs, parcel owners and/or developers will be required to install stormwater management facilities in accordance with existing standards and the Town will maintain and service the facilities.

Housing

The areas to be annexed are not suitable for residential development. Within these areas, there are no schools, nor are there shopping or related services needed for adequate residential development.

Economic Development

The Town of Medley is known nationwide as the commercial and industrial hub of Miami-Dade County. Just minutes away from Miami International Airport and Opa-Locka Executive Airport, with access to major expressway connectors, as well as railroads, (especially the FEC Railroad freight line and sidings, serving many Medley businesses along its tracks), Medley is the perfect place for continued industrial development and economic growth that will benefit the entire County. The Town is home to the newly constructed Palmetto Metrorail Station which connects to 21 other Metrorail stations within the County. The Town of Medley is conveniently located to all forms of transportation which is why it attracts businesses of all types.

The Town provides guidance needed for new development and existing business expansions. The Town also contributes on a case by case basis to stormwater infrastructure improvements. In addition, the Town carefully monitors roadways, water and wastewater service to ensure these facilities are adequate to serve existing and future development.

Additionally, the Town consistently seeks grants to enhance its infrastructure to continue positive and sustainable development. The Medley Municipal Services Facility also acts as an information clearance center allowing local businesses to post employment opportunities.

m. General Government

Medley is a municipal corporation established under Florida Statutes and the Miami-Dade County Charter, and governed by an elected mayor and four (4) elected Town Council members. The Mayor is also the Town's Chief Executive Officer and is responsible

for the direction and operation of all departments, agencies, and employees of the Town. Annexation approval will provide property owners much better access to their local government and political leaders compared to the current situation where persons must travel to the Downtown Miami-Dade County Governmental Center (12 miles away) to participate in County governmental activities and meet with their elected representatives, unless special alternative meeting locations are agreed upon.

9. Timetable to Supply Services

	Service	Timetable
a.	Police Protection	Immediate
b.	Fire Protection/Emergency Medical	As required by future development
c.	Water Supply and Distribution	As required by future development
d.	Wastewater Facilities	As required by future development
e.	Solid Waste Removal	As required by future development
f.	Electric Service and Street Lighting	As required by future development
g.	Street Construction and Maintenance	As required by future development
h.	Parks and Recreation	As required by future development
i.	Building Permitting and Inspections	Immediate
j.	Zoning Administration	Immediate
k.	Local Planning Services	Immediate
l.	Special Services	
	Stormwater Management	As required by future development
	Economic Development	Immediate
m.	General Government	Immediate

10. Financing of Services

a. Police Protection

The Medley Police Department is funded through the Town's General Fund. If the proposed annexation areas are incorporated into the Town, increased property tax

collections from the proposed annexation areas will pay for any needed additional police services. As development occurs in these areas, it is anticipated that increased property values will generate greater revenues which will offset police service costs over the longer term, providing Medley the ability to cover the Town's overall millage rate.

b. Fire Protection/Emergency Medical

Fire protection and emergency medical services will continue to be provided by Miami-Dade County using existing revenue sources. Any additional fire and emergency medical costs incurred by the County as a result of future growth in the proposed annexation areas is expected to be offset by higher County ad valorem revenues from the areas.

c. Water Supply and Distribution

Future costs associated with water main extensions and connections will be paid for by private developers as development in the proposed areas progresses. Monthly water usage charges will provide the revenues necessary for operation and maintenance of the potable water treatment and distribution system. The Town actively seeks grants to the fullest extent possible and utilizes State of Florida Revolving Fund Loans for potable water capital improvement projects.

d. Wastewater Facilities

Future costs associated with wastewater line extensions and connections will be paid by private developers as development in the proposed areas progresses. Monthly wastewater usage charges will provide the revenues necessary for operation and maintenance of the wastewater treatment facilities, pump stations, and lines outside of Medley by Miami-Dade County and the collection system within Medley. The Town actively seeks grants to the fullest extent possible and utilizes State of Florida Revolving Fund Loans for wastewater capital improvement projects.

e. Solid Waste Removal and Disposal

Waste removal costs will be paid by individual businesses in the proposed annexation areas that contract with licensed commercial haulers. Solid waste disposal costs generated from the proposed areas will be borne by private garbage and trash haulers who pay bulk fees to regional disposal facilities.

h. Electric Service and Street Lighting

Electric service and street lighting will be funded by Florida Power and Light through user fees as future development occurs.

g. Road Construction and Maintenance

New roadways and expansions of existing streets necessary to accommodate future development will be funded by the private development sector through direct construction and by the State, County, and Town using gas taxes, impact fees, grants, loans and ad valorem taxes generated from future development in the proposed annexation areas. The current roadway expansion and improvement project to expand 87th Avenue is adding additional capacity to support the areas.

h. Parks and Recreation

No new park and recreation facilities will be needed to serve the industrial and commercial land uses anticipated for the proposed annexation areas. However, the Town is willing to provide additional park space if found necessary.

i. Building Permitting and Inspections

Building permitting and inspections are paid for by fees collected from private developers as project applications are submitted. This same source would be used to pay for building permitting and inspections as future development occurs in the annexed areas.

j. Zoning Administration

Site planning and zoning administration are funded by fees collected from private developers as they submit project applications. This same source would be used to pay for site planning and zoning administration as future development occurs in the proposed annexation areas.

k. Local Planning Services

Comprehensive planning services in Medley are paid from the General Fund. Planning for the proposed annexation areas would be funded from ad valorem tax revenues.

l. Special Services

Stormwater Management

Local drainage improvements in the proposed areas will be funded by the private sector as future development occurs and maintenance of those facilities will be implemented through the Medley Stormwater Utility.

Economic Development

Economic Development services in Medley are funded from the General Fund. For the proposed annexation areas, these services would be funded from increased property tax revenues as a result of the annexation.

m. General Government

General government services in Medley are funded from the General Fund. For the proposed annexation areas, these services would be funded from increased property tax revenues resulting from the annexation.

Fiscal Year	Millage Rate	Initial Taxable Value	Taxable Value per Acre
2011	5.6500	1,883,748,562	499,138
2012	5.6500	1,759,609,898	466,245
2013	5.5850	1,752,944,746	464,479
2014	5.3800	1,797,187,544	476,202
2015	6.3800	1,762,783,339	467,086
2016	5.5791	1,862,288,597	493,452
2017	5.5000	1,986,106,744	526,260

Based on approximately 3774 acres; values source Town of Medley Finance Dept.

11. Tax Load

According to the Miami-Dade County Property Appraisers' Office, the 2016 taxable value of $507,759,608 in the proposed annexation areas is broken down as follows:

Taxable Values per Proposed Annexation Area

Portion	Type	Just Value	Taxable Value
Section 9	Real Estate	5,723,794	5,678,912
	Personal Property	0	0
Section 14	Real Estate	11,310,302	1,896,533
	Personal Property	147,120	83,045
Section 15	Real Estate	406,558,876	374,893,533
	Personal Property	45,903,831	36,033,493
Section 31	Real Estate	125,685,631	125,290,630
	Personal Property	127,684,072	116,614,113
TOTAL VALUE	**Real Estate**	**549,278,603**	**507,759,608**
	Personal Property	**173,735,023**	**152,730,651**
	All Assessed Property	**723,013,626**	**660,490,259**

Source: Miami-Dade Property Appraiser, 2016
Note: Values are from the 2016 Preliminary Assessment Roll

The Unincorporated Municipal Services Area (UMSA) rate for FY15/16 is 1.9283 with a countywide millage rate of 4.6669, for an effective County rate of 6.5952 mills.

Applying this rate to the proposed annexation areas, the Miami-Dade property tax collected would be approximately $4,356,065 even without any new development which is anticipated to rapidly increase once annexation occurs.

If the areas described herein are annexed into Medley, the County would still collect the countywide ad valorem tax rate of 4.6669 but would not assess the Unincorporated Municipal Services Area (UMSA) rate of 1.9283 for.

Property owners in the proposed annexation areas would be subject to the Town's current 2016/2017 ad valorem tax rate of 5.5000 mills which would generate an estimated $3,632,696. The annexation of the areas described herein would impose an additional ad valorem tax on those property owners of 3.5717 mills. However, it must be noted that the net annual revenue to Medley will be used to supply services and facilities to the

proposed annexation areas and allow Medley to continue its program to reduce the Town's overall millage rate.

Medley's operating millage for Fiscal Year 2016/2017 is 5.7000 mills. The Town has steadily decreased the millage rate since FY2001. The gross taxable value for operating purposes in FY15/16 was approximately $1.862 billion, which was less than the FY10 gross taxable value of approximately $2.024 billion.

Medley's property tax rate, which had been averaging around 5.65 mills since the time the last annexation proposal was deferred in 2009, was 5.3800 mills for FY13/14, increasing to 6.3800 mills in FY 14/15 and decreasing in FY15/16 budget to 5.5791 mills with some capital expenditures funded through reserves (even so, the Town maintains healthy reserves) in anticipation of the 2016 annexations. The FY16/17 budget millage rate is 5.5000 The Town will ensure there is no reduction in service levels provided while at the same time continue its goal to reduce Medley's annual millage rate for all properties in the entire Town including the annexation areas, thus reducing the tax burden for all Medley properties while continuing to grow service and level of service (LOS) standards.

There will be, within reason, a *de facto* increase in the millage rate on the properties to be annexed in the near term. It is intended that the Town will continue to evaluate its current millage rate while at the same time increasing service provision especially police protection, building department, and infrastructure in the annexation areas.

Historically, the Town of Medley has been able to provide newly annexed areas an overall increase in police services, improved building department services and infrastructure through construction of new facilities.

Upon completion of the annexation of these proposed areas, Medley intends to again reduce its annual millage rate which will continue to stimulate new development, redevelopment, and the creation of new jobs which will benefit not only the Town, but all of Miami-Dade County.

12. Certificate from Planning Department on Residential Uses.

7777 N.W. 72nd Avenue
Medley, Florida 33166-2213

Building and Zoning Dept.
(305) 887-6913
Fax (305) 887-6928

"The Perfect Location for Industrial Development"

February 27, 2017

Miami-Dade County Board of County Commissioners
Stephen P. Clark Government Center
111 NW 1st Street, Suite 220
Miami, FL 33128

Re: The Town of Medley's Annexation Application

To Whom It May Concern:

Calvin, Giordano & Associates provides planning services to the Town of Medley and serves as the Town Planner. This letter is to certify that the proposed annexation filed by the Town of Medley in 2017 consists of an annexation area with less than 250 electors and is less than 50% developed for residential uses. The Supervisor of Elections Office certified on June 10, 2016 that less than 250 electors are within the proposed annexation area.

Should you have any further questions, feel free to contact me.

Sincerely,

Sarah Sinatra Gould, AICP
Consulting Town Planner

C/O: Calvin, Giordano & Assoc. Inc.
1800 Eller Drive Suite 600
Fort Lauderdale, FL 33316
Phone: 954-266-6495
email: ssinatra@cgasolutions.com

Exhibit: Sketch and Legal Description


Section 31
Township 52 S
Range 40 E
Section 09
Township 53 S
Range 40 E
Section 15
Township 53 S
Range 40 E
Section 14
Township 53 S
Range 40 E
FLORIDA TURNPIKE EXT
PALMETTO EXPRESSWAY (SR 826)
NW 74TH ST
NW 87TH AVE
NW 72nd AVE
NW 58TH ST
2016
Annexation
Application
Legend
Medley Town Boundary
Annexation Sections
Application for Annexation (2016)
THE TOWN OF MEDLEY FLORIDA
Calvin, Giordano & Associates, Inc.

3. Legal Description of the Land Area (Annexation Areas).

All of Section 31, Township 52 South Range 40 East, As situate within Miami-Dade County, comprising approximately 640.77 acres more or less.

TOGETHER WITH:

All of Section 9, Township 53 South, Range 40 East, LESS Tract 46, LESS Tract 47 and LESS Tract 57 all of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, (portions thereof currently within the municipal boundary of the Town of Medley, Miami-Dade County), comprising approximately 572 acres more or less.

TOGETHER WITH:

A portion of Section 14, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1, according to the plat thereof as recorded in Plat Book 2, Page 17 of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

BEGIN at the intersection of State Road 826 (Palmetto Expressway) and N.W. 74th Street; THENCE East along the North Right-of-Way line of N.W. 74th Street to its intersection with the centerline of the Right-of-Way of N.W. 72nd Avenue; THENCE South to the North Right-of-Way line of S.R. 934 (the Hialeah Expressway [N.W. 74th Street Connector]); THENCE Westerly along such Right-of-Way line along its curve until it intersects with the North Right-of-Way line of N.W. 74th Street (POINT OF BEGINNING, comprising approximately 4.28 acres more or less.

TOGETHER WITH:

A parcel of land being a portion of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, said parcel being more particularly described as follows:

BEGIN at the intersection of the West right-of-way line of NW 87th Avenue and the centerline of NW 74th Street; THENCE Easterly along the centerline of NW 74th Street to the point of intersection with the centerline of NW 84th Avenue; THENCE Southerly along the said centerline of NW 84th Avenue to the point of intersection with the westerly extension of the centerline of NW 71st Street; THENCE Easterly along the said westerly extension of the centerline of NW 71st Street to the point of intersection with the centerline of NW 82nd Avenue; THENCE Northerly along the said centerline of NW 82nd Avenue and its northerly projection thereof to the point of intersection with the easterly extension of the centerline of NW 72nd Street;

THENCE Easterly along the said easterly extension of the centerline of NW 72nd Street to the point of intersection with the Northerly extension of the centerline of NW 79th Avenue; THENCE Northerly along the said Northerly extension of the centerline of NW 79th Avenue to the point of intersection with the Westerly extension of the centerline NW 73rd Street; THENCE Easterly along the Westerly extension of the centerline of NW 73rd Street to the point of intersection with the West right-of-way line of State Road 826 (Palmetto Expressway); THENCE Southerly along the said West right-of-way line of State Road 826 (Palmetto Expressway) to the point of intersection with the centerline of NW 62nd Street; THENCE Westerly along the said centerline of NW 62nd Street to the point of intersection with the West line of the East 75 feet of Tract 60 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1; THENCE Southerly along the said West line of the East 75 feet of Tract 60 to the point of intersection with the South line of said Tract 60; THENCE Westerly along the said South line of Tract 60 to the point of intersection with the centerline of NW 82nd Avenue; THENCE Northerly along the said centerline of NW 82nd Avenue to the point of intersection with the Easterly extension of Tract 36 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1; THENCE Westerly along the said Easterly extension of Tract 36 and along the South line of Tract 36 and Tract 45 of Section 15, Township 53 South, Range 40 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, to the point of intersection with the West right-of-way line of NW 87th Avenue; THENCE Northerly along the said West right-of-way line of NW 87th Avenue to the POINT OF BEGINNING, comprising approximately 415.32 acres more or less.

Said lands situated within Miami-Dade County, Florida and containing a total of 1632.07 acres more or less.



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

July 18, 2016

Mr. Jack Osterholt, Director
Miami-Dade County
Department of Regulatory and Economic Resources
111 NW 1st Street, 2nd Floor
Miami, Florida 33128

RE: Town of Medley Annexation Request – Section 31, Township 52S, Range 40E, Section 09, Township 53S, Range 40E, Section 15, Township 53S, Range 40E and Section 14, Township 53S, Range 40E

Dear Mr. Osterholt,

My client, the Town of Medley, is reinitiating the process to have the above referenced sections of unincorporated land annexed into the Town of Medley (see attached map and descriptions). This is a continuation of the annexation applications previously filed and deferred while the Town of Medley and the cities of Doral, Virginia Gardens and Miami Springs reached an agreement to annex lands with non-conflicting boundaries.

As referenced in Section 20-3 (G) and pursuant to the Miami-Dade County Code, Chapter 20 "Municipalities", Section 20-9 "Election on proposed boundary changes required" a determination by the Director of the Department of Planning and Zoning concerning the percentage of development within the annexed area is required. Section 20-9 states "... If a boundary change involves the annexation or separation of an area having two hundred fifty (250) or fewer resident electors, and the area is less than fifty (50) percent development residential, the Commission may by ordinance effect the boundary change in accordance with Section 5.04.B of the Home Rule Charter. The determination of whether an area is more or less than fifty (50) percent developed residential shall be made in the sole discretion of the Director of the Department of Planning and Zoning.

We would appreciate your assistance in this matter and respectfully request the referenced certification letter. If you have any questions, please don't hesitate to contact me. (954) 921-7781.

Sincerely,

CALVIN, GIORDANO & ASSOCIATES, INC.

Hoyt H. Holden, AICP
Planning Manager

HHH/jm
Enclosure

Building Code Services
Coastal Engineering
Code Enforcement
Construction Engineering and Inspection
Construction Services
Contract Government
Data Technologies and Development
Emergency Management Services
Engineering
Environmental Services
Facilities Management
Indoor Air Quality
Landscape Architecture
Municipal Engineering
Planning
Public Administration
Redevelopment and Urban Design
Surveying and Mapping
Traffic Engineering
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