

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

MEMORANDUM

Agenda Item No. 8(N)(7)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: March 7, 2023

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution accepting conveyances of 11 property interests for road purposes to Miami-Dade County, Florida; and authorizing the Chairperson or Vice-Chairperson to execute the acceptances of the instruments of conveyance

Resolution No. R-177-23

The accompanying resolution was prepared by the Transportation and Public Works Department and placed on the agenda at the request of Prime Sponsor Transportation, Mobility and Planning Committee.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001

Memorandum



Date: March 7, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

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

Executive Summary

The purpose of this item is for the Board of County Commissioners (Board) to accept the subject property conveyances. These conveyances are being obtained to fulfill various zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet Miami-Dade County roadway standards. Once these conveyances are accepted by the Board, the instruments will be recorded in the Public Records of Miami-Dade County. The grantors' names, property locations, and reasons for conveyance to the County are listed below. Annual maintenance costs associated with the subject conveyances are estimated to be \$834.

Recommendation

The attached eleven instruments are being forwarded as one resolution for approval by the Board. The Department of Transportation and Public Works (DTPW) needs the property interests from various entities for road purposes and recommends that the Board accept the conveyances. The proposed conveyances are attached hereto as Exhibit 1 and are further described below.

Scope

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

Fiscal Impact/Funding Source

The total fiscal impact of accepting these conveyances is estimated to be \$834 annually for maintenance costs associated with the subject rights-of-way being included in the DTPW inventory. These costs will be funded through DTPW's General Fund allocation.

Track Record/Monitor

DTPW is the entity overseeing this project and the person responsible for monitoring these acquisitions is Ms. Maria D. Molina, P.E., Chief, Right-of-Way Division.

Delegated Authority

The resolution delegates authority for the Chairperson or Vice-Chairperson of this Board to execute the acceptances of the instruments of conveyances. Furthermore, the County Mayor or County Mayor's designee shall record the instruments of conveyances accepted therein in the Public Records of Miami-Dade County.

Background

These conveyances are being obtained to fulfill various zoning and land development requirements to effectuate improvements needed within the public right-of-way to meet Miami-Dade County roadway standards.

roadway standards. The individual sites are listed below outlining the specific requirement for each.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	WGC 7290 Property, LLC	RWD*	A portion of NW 77 Court from approximately 343 feet north of NW 71 Street northwesterly for approximately 365 feet (Commissioner Juan Carlos Bermudez, District 12)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 2022049)
2.	Urban Homes 6 LLC	RWD*	A portion of SW 217 Street from approximately 180 feet west of SW 119 Avenue west for 100 feet (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 2022050)
3.	RPB Real Estate, LLC	RWD*	A portion of SW 215 Street from approximately 180 feet east of SW 120 Avenue east for 50 feet (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way. (File 2022051)
4.	PM2 Group LLC	RWD*	The Radius Return at the southwest corner of the intersection of NW 8 Avenue and NW 80 Street (Commissioner Marleine Bastien, District 2)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 2022052)
5.	Claudia Alejandra Brunel and Rodrigo Lucas Deppen	RWD*	The Radius Return at the west corner of the intersection of NW 143 Street and Garden Drive (Commissioner Marleine Bastien, District 2)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be

RWD* Right-of-Way Deed

TSE* Traffic Signal Easement

Attachment: Exhibit 1 – Various Deeds with Location Maps

MDC003

rounded with a radius
of twenty-five (25) feet.
(File 2022054)

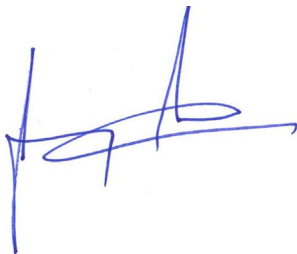
	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
6.	Jorgar Corp., Doodad, Inc., Ciprox (USA), Inc., Marju Corp., JVR Investments 41ST Street, Inc., and LRET-41ST, LLC	RWD*	The Radius Return at the southeast corner of the intersection of NW 72 Avenue and NW 42 Street and the Radius Return at the northeast corner of the intersection of NW 72 Avenue and NW 41 Street (Commissioner Kevin M. Cabrera, District 6)	This right-of-way is needed in order to satisfy a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 2022055)
7.	The City of North Miami	RWD*	A portion of NE 151 Street from Biscayne Boulevard to Bay Vista Boulevard, also known as Parcel 100 (Commissioner Micky Steinberg, District 4)	This right-of-way is needed as part of a roadway improvement project at this location. (File 2022056)
8.	The City of North Miami	RWD*	A portion of the southwest corner of the intersection of NE 151 Street and Bay Vista Boulevard, also known as Parcel 101 (Commissioner Micky Steinberg, District 4)	This right-of-way is needed as part of a roadway improvement project at this location. (File 2022057)
9.	The City of North Miami	RWD*	A portion of the northeast corner of the intersection of NE 151 Street and Biscayne Boulevard, also known as Parcel 102 (Commissioner Micky Steinberg, District 4)	This right-of-way is needed as part of a roadway improvement project at this location. (File 2022058)

RWD* Right-of-Way Deed

TSE* Traffic Signal Easement

Attachment: Exhibit 1 – Various Deeds with Location Maps

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
10.	Losada Survey Services, Inc.	RWD*	A portion of SW 117 Avenue from SW 185 Street north for approximately 100 feet and the Radius Return at the northeast corner of the intersection of SW 117 Avenue and SW 185 Street (Commissioner Kionne L. McGhee, District 9)	This right-of-way is needed in order to satisfy a zoning requirement that all building sites abut a dedicated right-of-way and a Chapter 28 requirement that property lines at street intersections shall be rounded with a radius of twenty-five (25) feet. (File 2022059)
11.	CenterPoint Countyline II LLC	TSE*	A portion of Tract C, Countyline Corporate Park Central, as recorded in Plat Book 175, Page 17, located east of the east right-of way line of NW 107 Avenue at NW 158 Street (Commissioner Juan Carlos Bermudez, District 12)	This traffic signal easement is needed in order to install a traffic signal and ancillary equipment in this intersection. (File 2022062)



Jimmy Morales
Chief Operations Officer

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-3015-001-0020
User Department: DTPW

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

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

THIS INDENTURE, Made this 21st day of September A.D. 2022, by and between WGC 7290 PROPERTY, LLC, a Delaware limited liability company, whose address is c/o Holland & Knight LLP, 2929 Arch Street, Suite 800, Philadelphia, PA 19104 Attn: Marcy Hart, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

See Exhibit "A" attached.

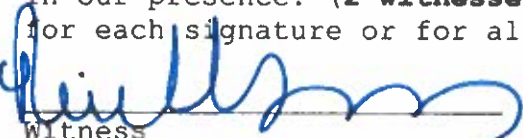
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

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

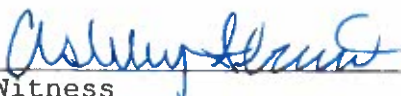
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

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

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


Witness

Nicole Lamoreaux
Witness Printed Name


Witness

Ashley Stain
Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

WGC 7290 PROPERTY, LLC

Name of LLC



(Sign)

By: Member

Eric Freeman
Printed Name

Address (if different)

(Sign)

By: Member

Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 21st day of September, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of [physical] or [online notarization] Eric Freeman and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of WGC 7290 PROPERTY, LLC, a Delaware limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

Paula Vasquez
Notary Signature

Paula Vasquez
Printed Notary Signature

NOTARY SEAL/STAMP

PAULA VASQUEZ
NOTARY PUBLIC
State of Connecticut
My Commission Expires
March 31, 2027

Notary Public, State of Connecticut

My commission expires: _____

Commission/Serial No. _____

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

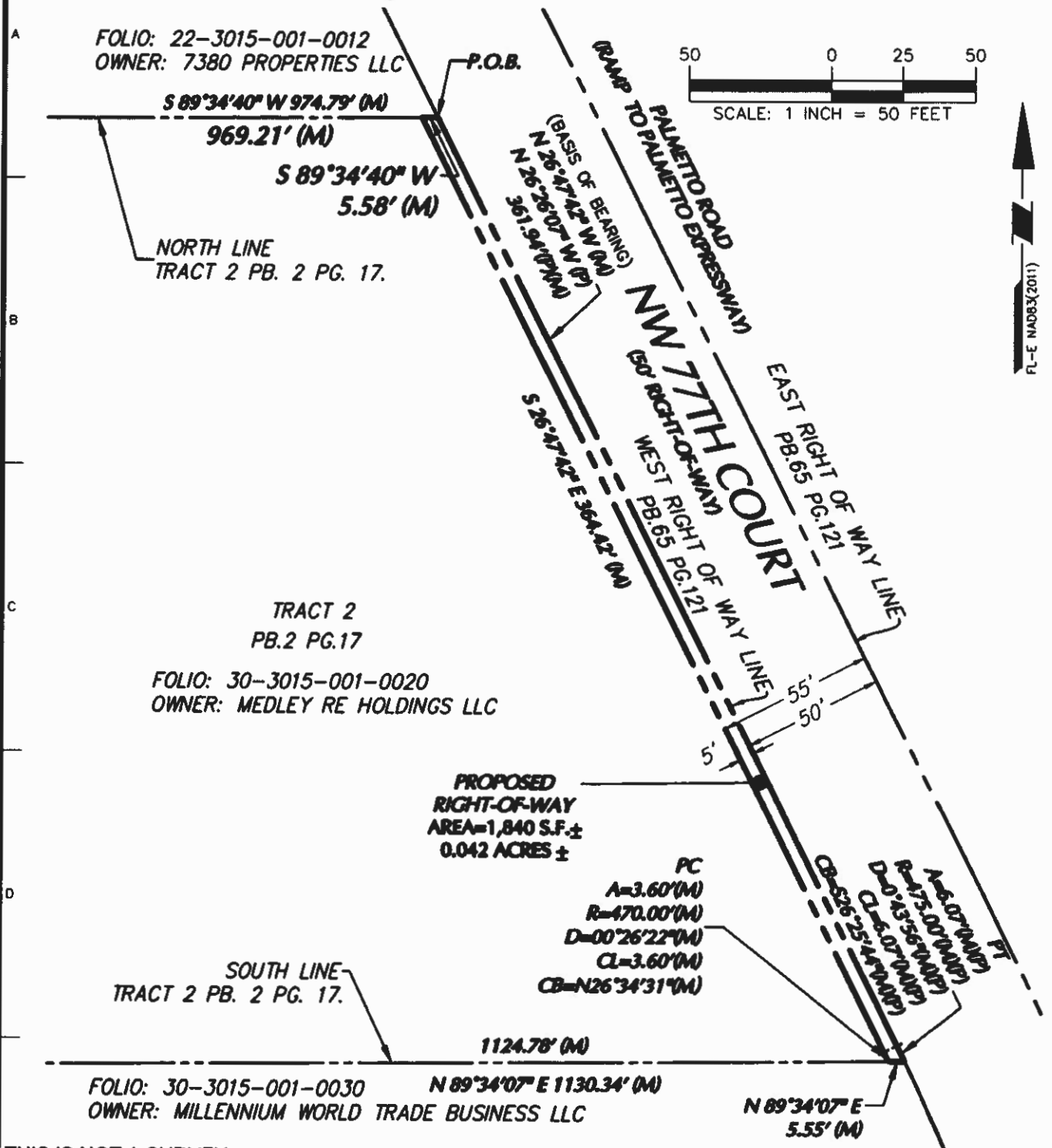
Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

SKETCH & LEGAL DESCRIPTION



THIS IS NOT A SURVEY.

LANGAN

Langan Engineering and
 Environmental Services, Inc.
 15150 NW 79th Court, Suite 200
 Miami Lakes, FL 33016

T: 786.264.7200 F: 786.264.7201 www.langan.com
 FL Certificate of Authorization No. 00009801A, B8172A, B8198

Project

**7290 NW 77TH
 COURT**

MIAMI

MIAMI-DADE COUNTY

FLORIDA

Drawing Title

SKETCH

Project No.

200160201

Date

9/22/2022

Drawn By

ML

Checked By

BAM

Drawing No.

VB101

Sheet 1 of 4

Date: 9/22/2022 Time: 17:40 User: mlondono Style Table: Langan.stb Layout: 01-Sketch Document Code: 200160201-0302-VB101-0101

MDC009

EXHIBIT "A"

SKETCH & LEGAL DESCRIPTION

LEGAL DESCRIPTION

ALL THAT PIECE AND PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY FLORIDA, FLORIDA, AND ALSO BEING A PORTION OF TRACT 2 LYING WESTERLY OF THE WEST RIGHT-OF-WAY OF STATE ROAD 826 OF THE PLAT OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO.1 AS DESCRIBED IN PLAT BOOK 2 PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF TRACT 2 OF SAID PLAT AT ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NW 77TH COURT AS DESCRIBED IN PLAT BOOK 65, PAGE 121, OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA;

THENCE ALONG NORTH LINE OF SAID TRACT 2 SOUTH 89°34'40" WEST A DISTANCE OF 5.58 FEET TO A POINT;

THENCE DEPARTING THE NORTH LINE OF SAID TRACT 2, SOUTH 26°47'42" EAST A DISTANCE OF 364.42 FEET TO THE POINT OF CURVATURE;

THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC DISTANCE OF 3.60 FEET, A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 00°26'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°34'31" EAST A DISTANCE OF 3.60 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 2;

THENCE ALONG THE SOUTH LINE OF SAID TRACT 2, NORTH 89°34'07" EAST, A DISTANCE OF 5.55 FEET TO A POINT ON A NON-TANGENT CURVE ON THE SAID WEST RIGHT OF WAY NW 77TH COURT;

THENCE NORTHERLY ALONG THE SAID WEST RIGHT OF WAY NW 77TH COURT ALONG A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 6.07 FEET, A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 00°43'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°25'44" EAST A DISTANCE OF 6.07 FEET TO A POINT;

THENCE CONTINUING ALONG THE WEST RIGHT OF WAY NW 77TH COURT, NORTH 26°47'42" WEST A DISTANCE OF 361.94 FEET TO THE POINT OF BEGINNING.

SAID PARCEL ENCOMPASSING AN AREA OF 1,840 SQUARE FEET OR 0.042 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY.

LANGAN Langan Engineering and Environmental Services, Inc. 15150 NW 79th Court, Suite 200 Miami Lakes, FL 33016 T: 786.284.7200 F: 786.284.7201 www.langan.com FL Certificate of Authorization No. 00008801A/B6172/LB6198	Project	Drawing Title	Project No.	Drawing No.
	7290 NW 77TH COURT	LEGAL DESCRIPTION	200160201	VB003
	MIAMI MIAMI-DADE COUNTY FLORIDA		Date 9/22/2022	
			Drawn By ML	Sheet 2 of 4
			Checked By BAM	

EXHIBIT "A"

SKETCH & LEGAL DESCRIPTION

SURVEYOR'S NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=50' OR SMALLER, UNLESS OTHERWISE NOTED. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
3. ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROPERTY APPRAISER'S WEBSITE. USERS OF THIS SKETCH OF SURVEY ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL, IN THIS REGARD.
4. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SKETCH OF SURVEY AND LEGAL DESCRIPTION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
5. THIS SKETCH OF SURVEY AND LEGAL DESCRIPTION IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.
6. THE BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED UPON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK AND BASED UPON THE WESTERLY RIGHT OF WAY LINE OF NW 77TH COURT, HAVING A BEARING OF N 26°47'42" W AND ALL BEARINGS ARE RELATIVE TO SAID LINE.
7. THIS SKETCH OF SURVEY AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

THIS IS NOT A SURVEY.

LANGAN

Langan Engineering and
Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33018

T: 786.264.7200 F: 786.264.7201 www.langan.com
FL Certificate of Authorization No. 0000601A/88172A/88198

Project

7290 NW 77TH
COURT

MIAMI
MIAMI-DADE COUNTY

FLORIDA

Drawing Title

NOTES

Project No.

200160201

Date

9/22/2022

Drawn By

ML

Checked By

BAM

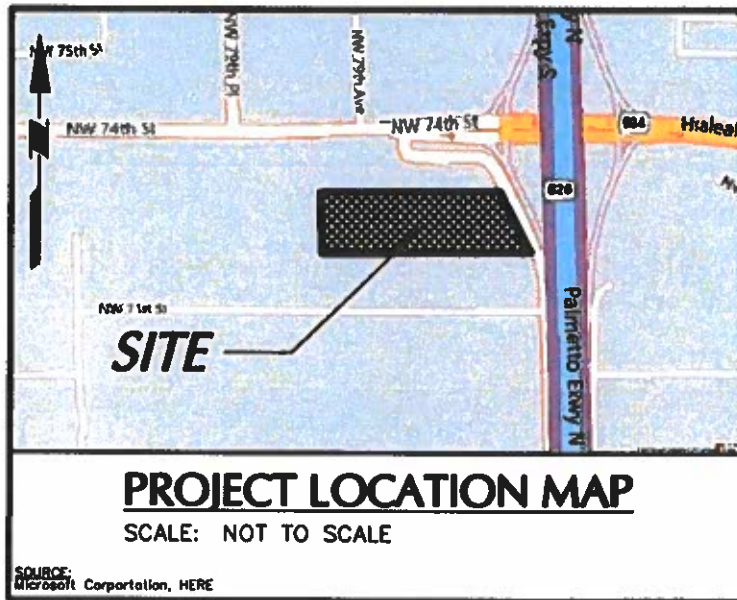
Drawing No.

VB003

Sheet 3 of 4

EXHIBIT "A"

SKETCH & LEGAL DESCRIPTION



LEGEND AND ABBREVIATIONS (NOT SHOWN TO SCALE)

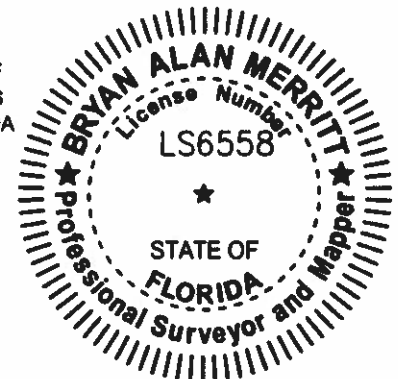
NO. — NUMBER	P.O.B. — POINT OF BEGINNING	A — ARC LENGTH
CT — COURT	O.R.B. — OFFICIAL RECORD BOOK	R — ARC RADIUS
S.F. — SQUARE FEET	(C) — CALCULATED BEARING/DISTANCE	D — ARC DIAMETER
R/W — RIGHT-OF-WAY	(P) — PLAT BEARING/DISTANCE	CB — ARC CHORD BEAR
PB. — PLAT BOOK	(M) — MEASURED BEARING/DISTANCE	CL — ARC CHORD LENGTH
PG. — PAGE	PC — POINT OF CURVATURE	PT — POINT OF TANGENCY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH OF SURVEY AND LEGAL DESCRIPTION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SKETCH OF SURVEY AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by
Bryan A Merritt
Reason: I am approving
this document
Date: 2022.08.22
18:20:33-04'00'

BRYAN A. MERRITT
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS6558
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
LICENSED BUSINESS NUMBER LB8172, STATE OF FLORIDA.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOAPI PRIVATE KEY IGC DIGITAL CERTIFICATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

THIS IS NOT A SURVEY.

LANGAN

Langan Engineering and
Environmental Services, Inc.
15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016

T: 786.264.7200 F: 786.264.7201 www.langan.com
FL Certificate of Authorization No. 00009901A/B8172/LB8198

Project

**7290 NW 77TH
COURT**

MIAMI
MIAMI-DADE COUNTY

FLORIDA

Drawing Title

NOTES

Project No.

200160201

Date

9/22/2022

Drawn By

ML

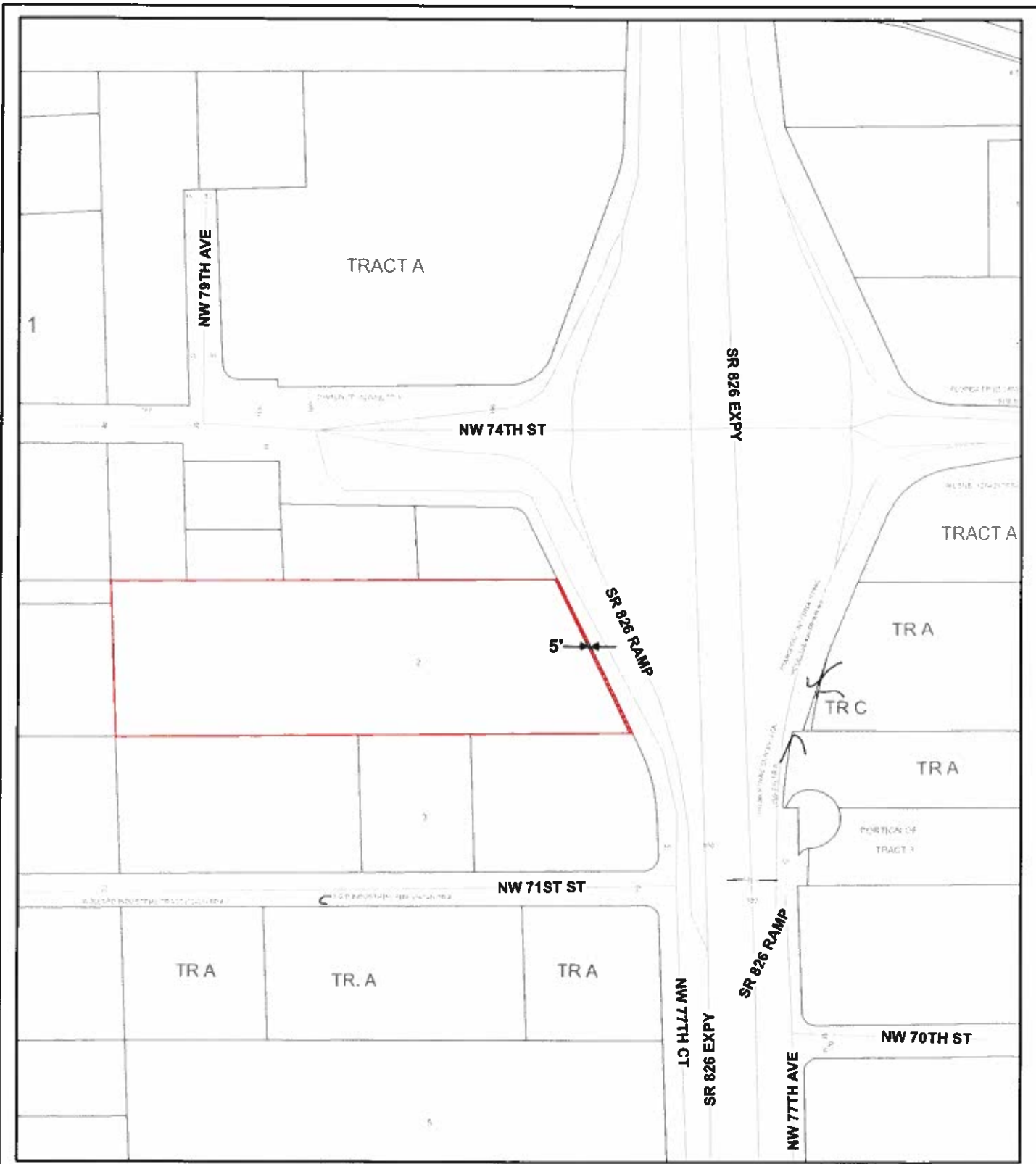
Checked By

BAM

Drawing No.

VB002

Sheet 4 of 4



THIS IS NOT A SURVEY

Folio:30-3015-001-0020
WGC 7290 Property LLC
SEC. 15-53-40

Municipality: UNINCORPORATED
 Commission District: Jose "Pepe" Diaz 12

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: October 4, 2022
 Prepared by: ym

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.

Folio No. 30-6912-004-0785/0790

User Department: DTPW

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

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

THIS INDENTURE, Made this 29th day of Sept., A.D. 2022, by and between URBAN HOMES 6 LLC, a Florida limited liability company, whose address is 33 SW 2nd Avenue, Suite 401, Miami, FL 33130, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The South 5 feet of Lots 11 and 12, Block 5, SYMMES-SHARMAN TRACT, according to the plat thereof as recorded in Plat Book 9, at Page 170, of the Public Records of Miami-Dade County, Florida.

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

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

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

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

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

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

URBAN HOMES 6 LLC

Name of LLC

By: Member

Printed Name

Address (if different)

(Sign)

By: Member

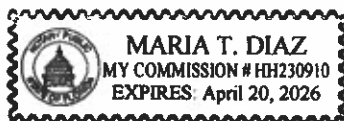
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 29th day of Sept., A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Salim Chraib and personally known to me, or proven, by producing the following forms of identification: to be the Member(s) duly authorized on behalf of URBAN HOMES 6 LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



NOTARY SEAL/STAMP

Notary Signature

Maria T. Diaz
Printed Notary Signature

Notary Public, State of Florida

My commission expires: 4-20-26

Commission/Serial No. HH230910

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

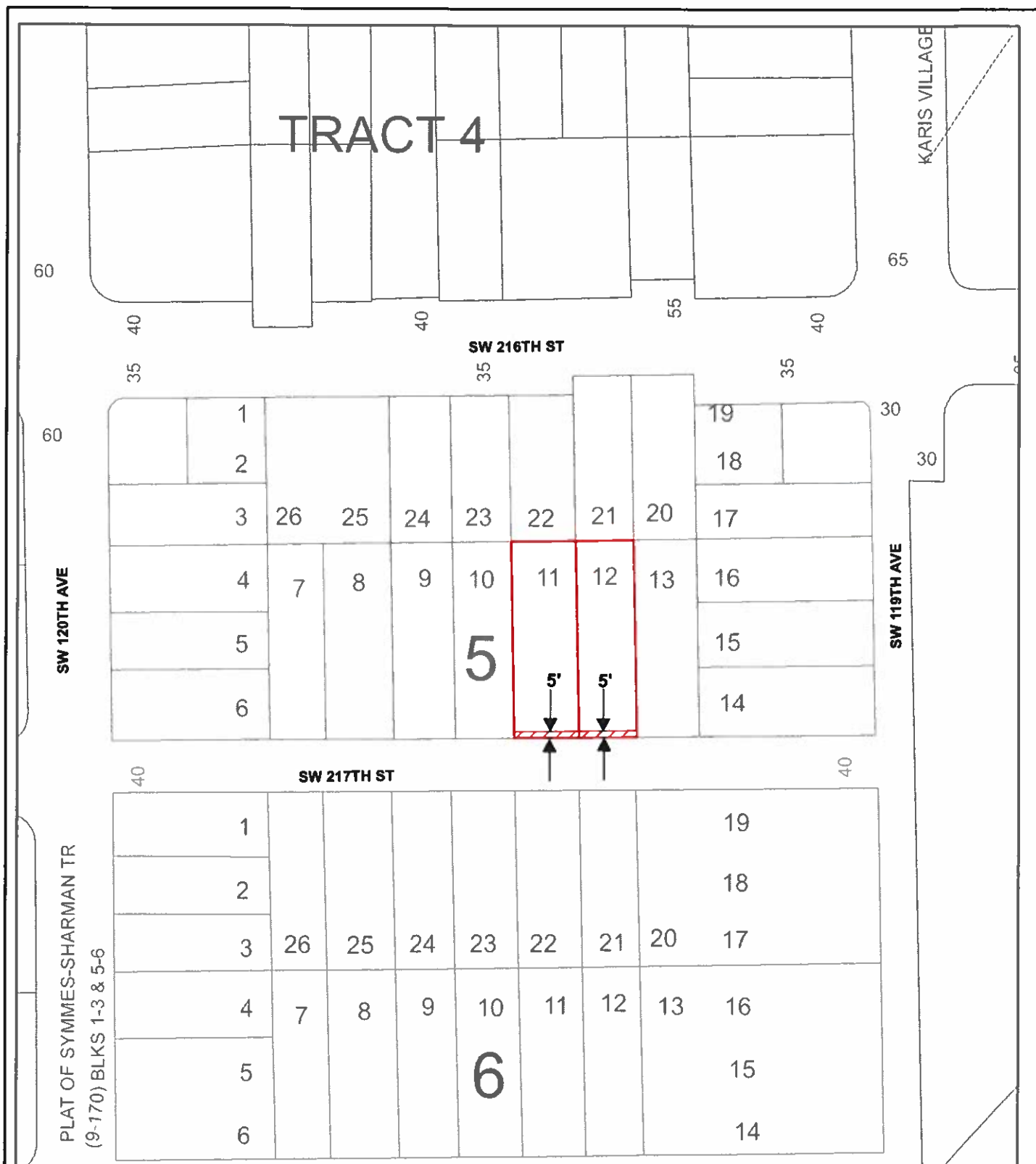
Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio: 30-6912-004-0785/ 0790
URBAN HOMES 6 LLC
SEC. 13-56-39

Municipality: UNINCORPORATED
 Commission District: Kionne McGhee 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: October 4, 2022
 Prepared by: ym

MDC017

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-6912-005-0140
User Department: DTPW

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

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

THIS INDENTURE, Made this 30th day of September A.D. 2022, by and between RPB REAL ESTATE, LLC, a Florida limited liability company, whose address is 14100 SW 111 Street, Miami, FL 33186, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

The North 6 feet of the East 50 feet of the West 230 feet of the North 1/2 of Tract 4, REVISED PLAT BLOCK 4-SYMMES-SHARMAN TRACT, according to the plat thereof as recorded in Plat Book 33, at Page 45, of the Public Records of Miami-Dade County, Florida.

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

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

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

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

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



Witness

Maria Bravo

Witness Printed Name



Witness

Francisco Cabrera

Witness Printed Name

Witness

Witness Printed Name

Witness

Witness Printed Name

RPB REAL ESTATE, LLC

Name of LLC



(Sign)

By: Member

Enrique Behar

Printed Name

12705 Cyprus Rd. N. Miami, FL

Address (if different) 33181

(Sign)
By: Member

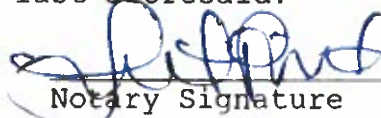
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 30th day of September, A.D. 2021, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ☒ physical or ☐ online notarization Enrique Behar and _____ personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of RPB REAL ESTATE, LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

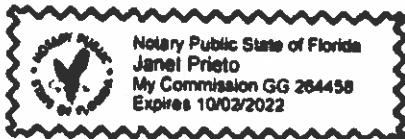


Notary Signature

Janet Prieto

Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of Florida

My commission expires: 10/02/2022

Commission/Serial No. GG264458

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

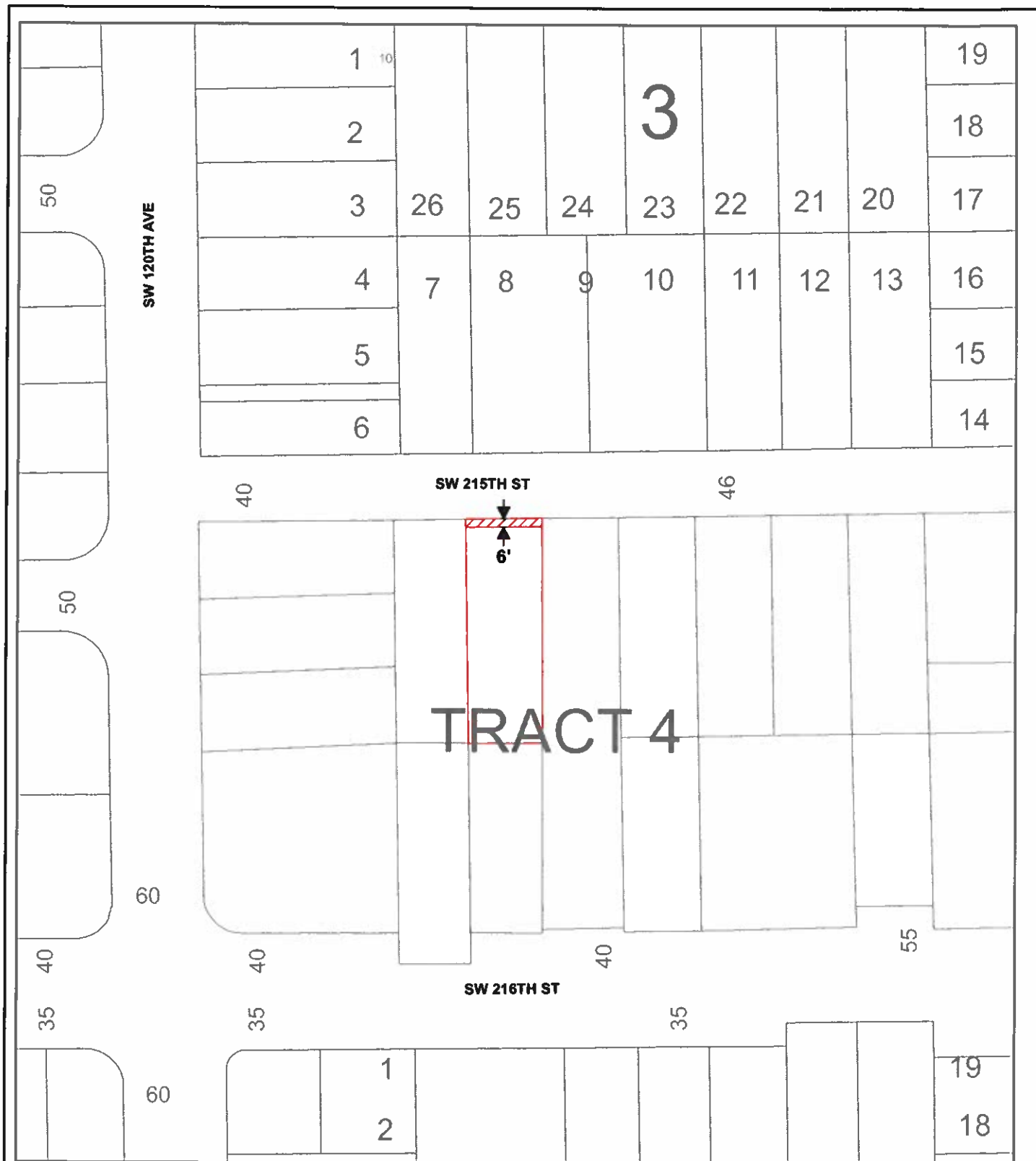
Chairman of the Board of County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio:30-6912-005-0140
RPB REAL ESTATE, LLC
SEC. 12-56-39

Municipality: UNINCORPORATED
 Commission District: Kionne McGhee 9

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: October 18, 2022
 Prepared by: ym

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-3111-007-0260
User Department: DTPW

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

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

THIS INDENTURE, Made this 17 day of ~~NOVEMBER~~ A.D. 2022, by and between PM2 GROUP LLC, a Florida limited liability company, whose address is 5300 Paseo Blvd. Suite 1014, Doral, FL 33166, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit: **The external area of a 25-foot-radius curve concave to the Southwest and tangent to the North and East lines of Lot 1, Block 3, LITTLE RIVER FRUIT-LAND'S, according to the plat thereof as recorded in Plat Book 6, at Page 98, of the Public Records of Miami-Dade County, Florida.**

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

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

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

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

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



Witness

Sergio Bracho

Witness Printed Name



Witness

Edwin A. Vargas

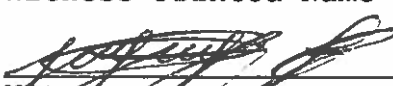
Witness Printed Name



Witness

Oswaldo Benilly

Witness Printed Name



Witness

John L. Lefter

Witness Printed Name

PM2 GROUP LLC

Name of LLC

 (Sign)

By: Member

MASOOD HAJAU

Printed Name

5300 NW 85 Ave #1014

Address (if different)

Doral FL
33166

(Sign)

By: Member

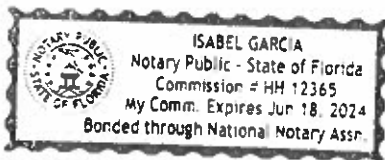
Printed Name

Address (if different)

COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY, that on this 17 day of OCTOBER, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of physical or []online notarization MASOOD HAJALI and personally known to me, or proven, by producing the following forms of identification: _____ to be the Member(s) duly authorized on behalf of PM2 GROUP LLC, a Florida limited liability company. Said Member(s) executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



NOTARY SEAL/STAMP


Notary Signature

Isabel Garcia

Printed Notary Signature

Notary Public, State of Florida

My commission expires: 6/18/24

Commission/Serial No. *HH-12345*

The foregoing was accepted and approved on the ____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

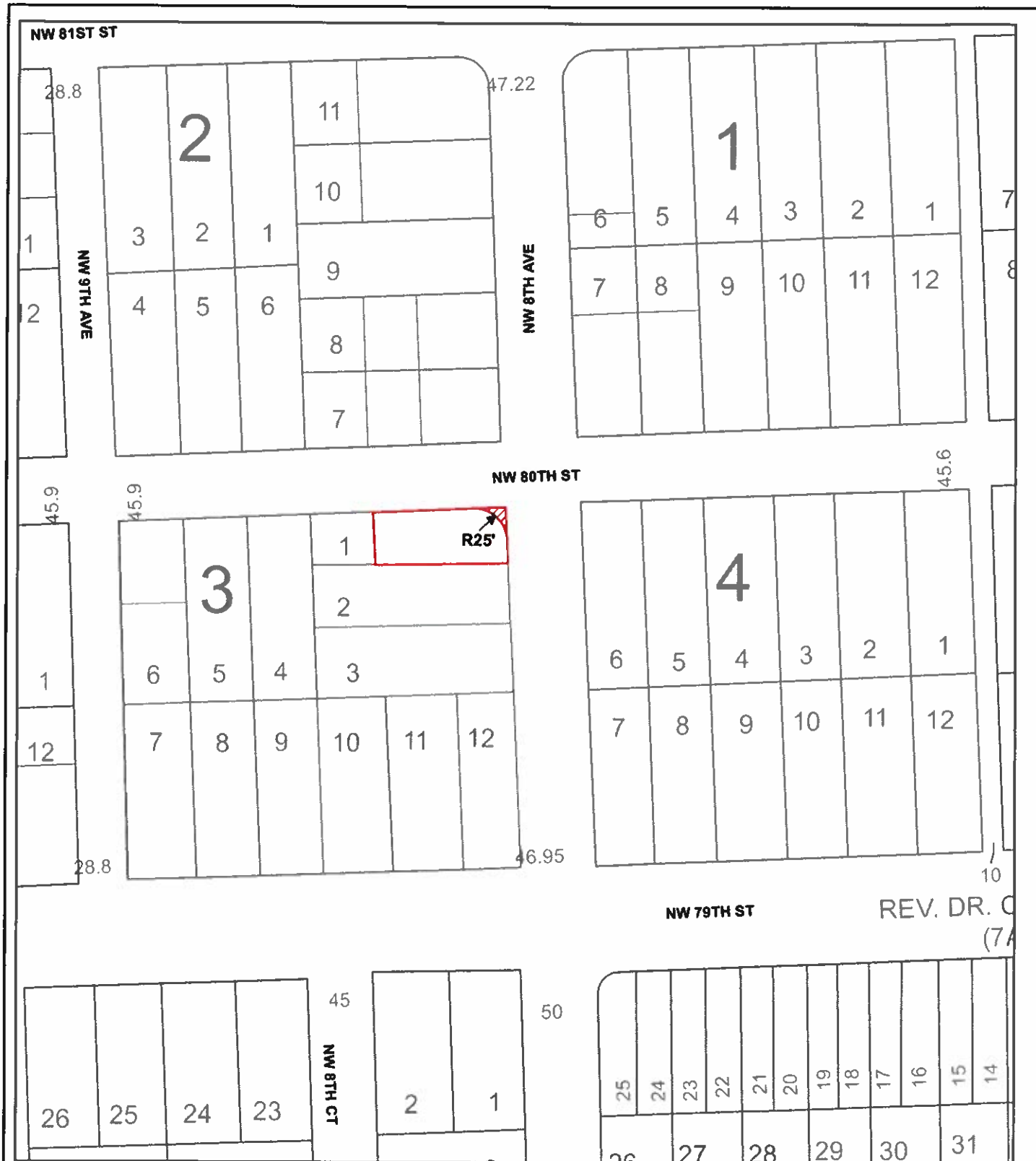
Chairman of the Board of County
Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Folio:30-3111-007-0260
PM2 GROUP LLC
SEC. 11-53-41

Municipality: UNINCORPORATED
 Commission District: Jean Moneslime 2

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: October 18, 2022
 Prepared by: ym

MDC025

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.
Folio No. 30-2113-003-0960
User Department: DTPW

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

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

THIS INDENTURE, Made this 8 day of JUNE, A.D. 2022,
by and between Claudia Alejandra Brunel and Rodrigo Lucas Deppen,
whose address is 53 NW 143rd Street, Miami, FL 33168, parties of the
first part, and **MIAMI-DADE COUNTY**, a political subdivision of the
State of Florida, and its successors in interest, whose Post Office
Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of
the second part,

WITNESSETH:

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

**Those portions of Lot 18 and the West 20 feet of Lot 17, Block 14, of BRANDON PARK
SECTION "A", according to the plat thereof as recorded in Plat Book 34, at page 77, of the
Public Records of Miami-Dade County, Florida, lying within the external area of a 25-foot-
radius curve concave to the Northwest and tangent to the South line of said Block 14 and the
East line of the West 20 feet of said Lot 17.**

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

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

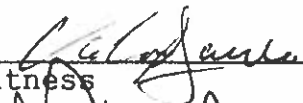
And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in
our presence:

(2 witnesses for each signature
or for all)


Witness
Matias Peralta
Witness Printed Name


Witness
Acosta Acovedo
Witness Printed Name


Witness
CESAR DEPPEN
Witness Printed Name


Witness
FEDERICO DEPPEN
Witness Printed Name



(Sign)

Claudia Alejandra Brunel
Printed Name

53 NW 143rd St. Miami, FL 33168
Address (if different)



(Sign)

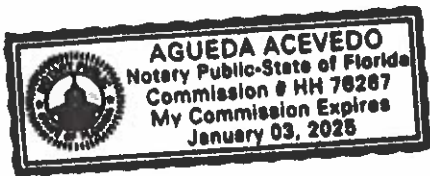
Rodrigo Lucas Deppen
Printed Name

Address (if different)

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

I HEREBY CERTIFY, that on this 8 day of June, 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared by means of ~~physical~~ or [online notarization Claudia Alejandra Brunel and Rodrigo Lucas Deppen, personally known to me, or proven, by producing the following methods of identification: Personally Known to me to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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



Agueda Acevedo
Notary Signature

Agueda Acevedo
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: January 03, 2025

Commission/Serial No. HH 76267

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

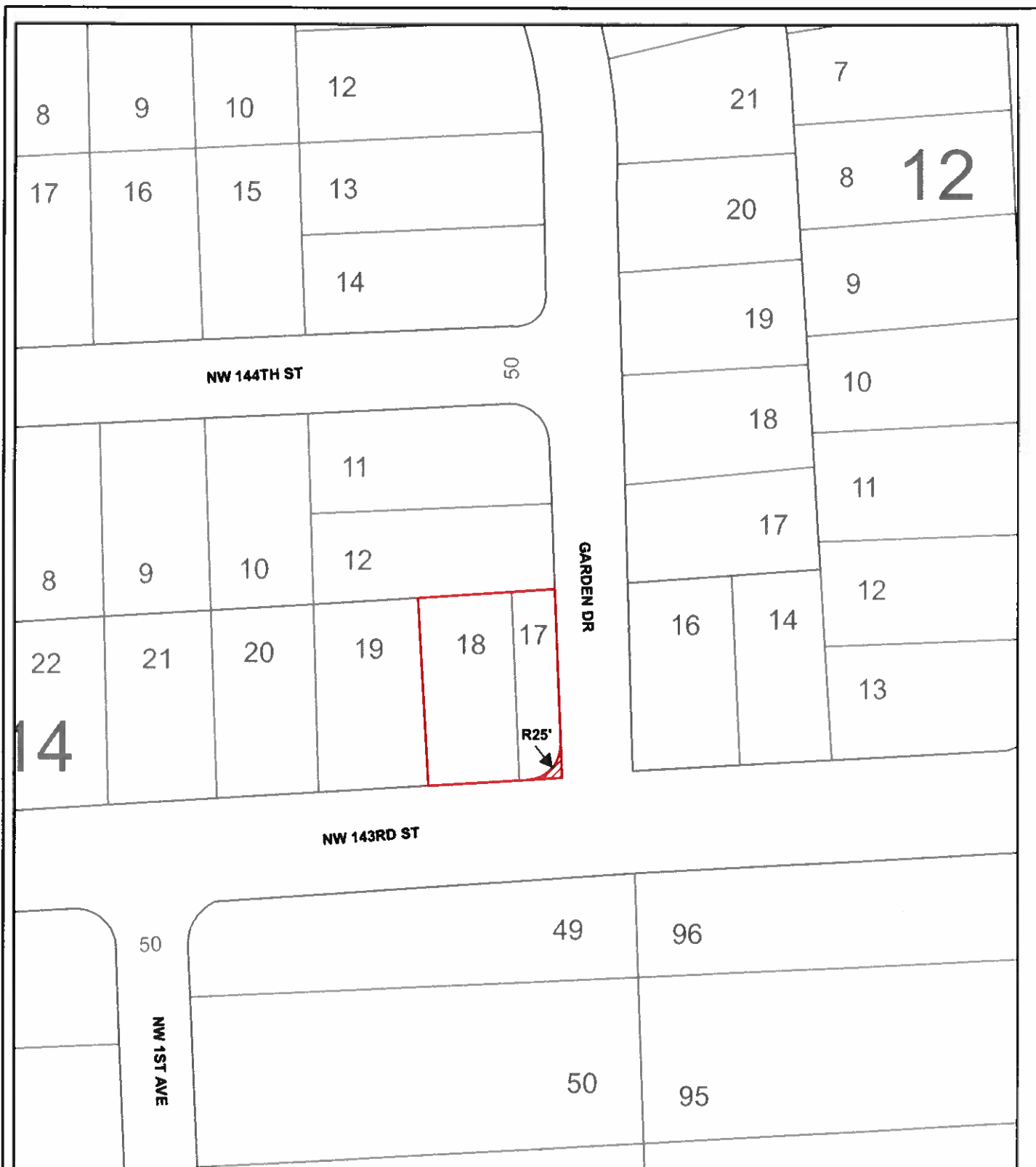
Chairman of the Board of
County Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



THIS IS NOT A SURVEY

Municipality: UNINCORPORATED
Commission District: Jean Monestime 2

Folio:30-2113-003-0960

CLAUDIA ALEJANDRA BRUNEL AND

RODRIGO LUCAS DEPEN

SEC. 11-53-41



TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: October 18, 2022
Prepared by: ym

Return to:

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

Instrument prepared by:

Nicole S. Wolfe, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue, 44th Floor
Miami, FL 33131
Folio No. 30-3023-009-0030
User Department: DTPW

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

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

THIS INDENTURE, Made this 20 day of August, A.D. 2022, by and between **Jorgar Corp., a Florida corporation; Doodad, Inc., a Florida corporation; Ciprox (USA), Inc., a Florida corporation; Marju Corp., a Florida corporation; JVR Investments 41st Street, Inc., a Florida corporation; and LRET-41st, LLC, a Florida limited liability company**, collectively, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

ACTIVE 681477811v1

MDC030

See Exhibit "A" attached hereto

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

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

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

[Signature and notary appear on the following page]

IN WITNESS WHEREOF, Jorgar Corp., a Florida corporation, has caused these presents to be signed in its name by its proper officials.

Witnesses:

Jorgar Corp., a Florida corporation

By:

Print Name:

GERTRESSLER

Name: Danya Lindenfeld

Title: President

Print Name:

Uri BENHAMTON

STATE OF FLORIDA)

SS:

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 23 day of August, 2022 by Danya Lindenfeld, as President of Jorgar Corp., a Florida corporation, on behalf of the company. He/She is personally known to me or produced _____ as identification and did not take an oath.

[NOTARIAL SEAL]

Notary:

Print Name:

Amparo Silva

NOTARY PUBLIC, STATE OF

My commission expires

9/21/22



Signed, witnessed, executed and acknowledged on this 23 day of August, 2022.

IN WITNESS WHEREOF, Doodad, Inc., a Florida corporation, has caused these presents to be signed in its name by its proper officials.

Witnesses:

Doodad, Inc., a Florida corporation

By: [Signature]

Print Name: Alberto Alvarado

Name: Danya Lindenfeld

Title: Vice President

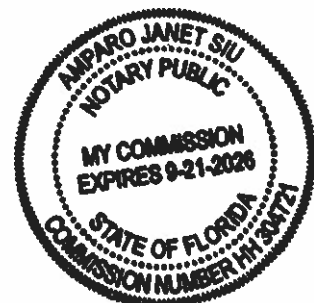
Print Name: Jim Buchanan

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

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of August, 2022 by Danya Lindenfeld, as Vice President of Doodad, Inc., a Florida corporation, on behalf of the company. He/She is personally known to me or produced _____ as identification and did not take an oath.

[NOTARIAL SEAL]

Notary: [Signature]
Print Name: [Signature]
NOTARY PUBLIC, STATE OF Florida
My commission expires 9-21-2026



Signed, witnessed, executed and acknowledged on this 30 day of August, 2022.

IN WITNESS WHEREOF, Ciprox (USA), Inc., a Florida corporation, has caused these presents to be signed in its name by its proper officials.

Witnesses:

[Signature]
Print Name: GARY RESSLER

[Signature]
Print Name: Uri Hammer

Ciprox (USA), Inc., a Florida corporation

By: [Signature]
Name: Danya Lindenfeld

Title: President

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

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 23 day of August, 2022 by Danya Lindenfeld, as President of Ciprox (USA), Inc., a Florida corporation, on behalf of the company. He/She is personally known to me or produced _____ as identification and did not take an oath.

[NOTARIAL SEAL]

Notary: [Signature]
Print Name: Amparo Siu
NOTARY PUBLIC, STATE OF Florida
My commission expires 9/21/22



Signed, witnessed, executed and acknowledged on this 23 day of August, 2022.

IN WITNESS WHEREOF, Marju Corp., a Florida corporation, has caused these presents to be signed in its name by its proper officials.

Witnesses:

[Signature]
Print Name: GARY RESSLER

[Signature]
Print Name: Jim BEHAMPTON

Marju Corp., a Florida corporation

By: [Signature]
Name: Danya Lindenfeld

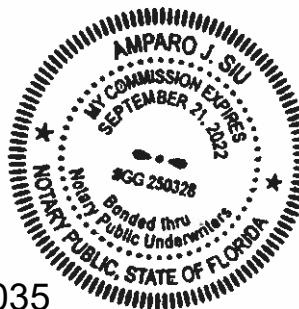
Title: Director / Secretary

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

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 23 day of August, 2022 by Danya Lindenfeld, as President of Marju Corp., a Florida corporation, on behalf of the company. He/She is personally known to me or produced _____ as identification and did not take an oath.

[NOTARIAL SEAL]

Notary: [Signature]
Print Name: Amparo Sin
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires 9/21/22



Signed, witnessed, executed and acknowledged on this 30 day of August,

2022.

IN WITNESS WHEREOF, JVR Investments 41st Street, Inc., a Florida corporation, has caused these presents to be signed in its name by its proper officials.

Witnesses:

Print Name: Alberto Alvarez

Print Name: GARY KESSLER

JVR Investments 41st Street, Inc., a Florida corporation

By: Jeffrey Ressler

Name: Jeffrey Ressler

Title: President

STATE OF CALIFORNIA)

COUNTY OF SAN DIEGO)

SS:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of August, 2022 by Jeffrey Ressler, as President of JVR Investments 41st Street, Inc., a Florida corporation, on behalf of the company. He/She is personally known to me or produced CA Driver's License as identification and did not take an oath.

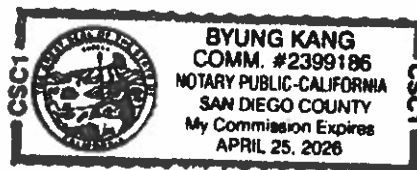
[NOTARIAL SEAL]

Notary: Byung Kang

Print Name: BYUNG KANG

NOTARY PUBLIC, STATE OF CA

My commission expires APR-25, 2026



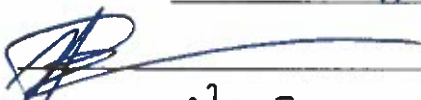
Signed, witnessed, executed and acknowledged on this 23 day of August, 2022.

IN WITNESS WHEREOF, LRET-41st, LLC, a Florida limited liability company, has caused these presents to be signed in its name by its proper officials.

Witnesses:



Print Name: DANYA LINDENFELD



Print Name: Chi Benkman

LRET-41st, LLC, a Florida limited liability company

By: 

Name: Gary Ressler

Title: President

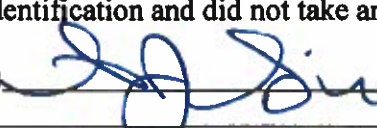
STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

SS:

The foregoing instrument was acknowledged before me by means of [☒] physical presence or [☐] online notarization, this 23 day of August, 2022 by Gary Ressler, as Manager of LRET-41st, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or produced _____ as identification and did not take an oath.

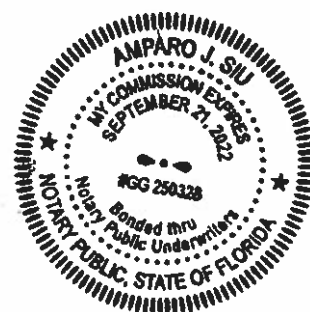
[NOTARIAL SEAL]

Notary: 

Print Name: Amparo Siu

NOTARY PUBLIC, STATE OF Florida

My commission expires 9/21/22



The foregoing was accepted and approved on the ____ day of _____, A.D. 2022, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of County
Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

ACTIVE 681477811v1

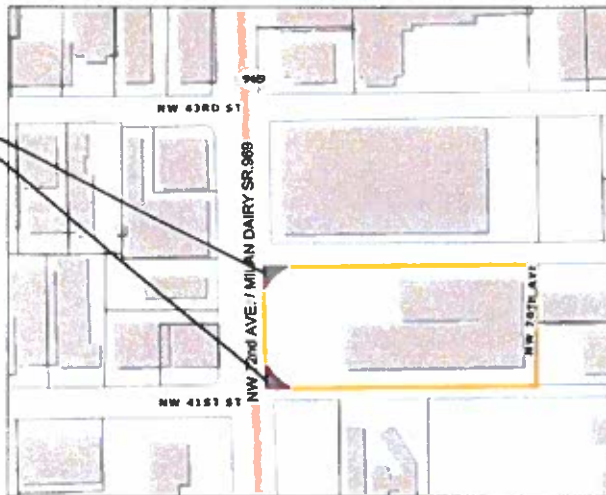
MDC038

EXHIBIT "A"

SKETCH AND LEGAL

THOSE PORTION OF LAND LYING WITHIN TRACT 2, LESS THE WEST 25 FEET THEREOF OF SECOND SUBDIVISION OF RAILWAY HOMESITES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, AT PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROJECT
LOCATION



LOCATION MAP

SECTION 23, TOWNSHIP 53 SOUTH, RANGE 40 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)

LEGEND

ABBREVIATION	DEFINITION
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PG.	PAGE
P.O.C	POINT OF COMMENCE
P.O.B	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
C/L	CENTER LINE
TR.	DENOTES TRACT
PROP.	DENOTES PROPOSED

SURVEYOR'S NOTES:

- 1) THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON
- 2) BEARINGS AND DISTANCES SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON THE FLORIDA STATE PLANES COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 1990.
- 3) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT.
- 4) BEARINGS SHOWN HEREON AND NORTH ARROW DIRECTION ARE BASED ON ASSUME VALUE OF N 01°25'47" W. ALONG THE CENTER LINE OF NW 72nd AVENUE, MIAMI-DADE COUNTY, FLORIDA, AND ALL OTHER ARE RELATIVE THERETO.
- 5) THE SOURCES OF DATE USED FOR THE PREPARATION OF THIS SKETCH AND LEGAL IS "SECOND RESUBDIVISION OF RAILWAY HOMESITES" RECORDED IN PLAT BOOK 33, AT PAGE 6, BOTH AS RECORDED IN MIAMI-DADE COUNTY FLORIDA.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "SKETCH AND LEGAL" MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS

SIGNED

ARTURO MENDIGUTIA, P.S.M.

FOR THE FIRM

P.S.M. No. 5844-STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



Digitally signed

by Arturo
Mendigutia

Date: 2022.09.09

13:26:26 -04'00'

PROPERTY ADDRESS:

FOLIO NO. 30-3023-009-0030

7005 NW 41 STREET,
MIAMI, FL 33166

THIS DOCUMENT CONSIST OF 3 SHEETS AND NEITHER SHALL BE CONSIDERED FULL, VALID AND COMPLETE WITHOUT THE OTHERS.

PARCEL NUMBER: 30-3023-009-0030

LOCATION MAP, SURVEYORS NOTES, PROPERTY ADDRESS

Project No.: 2009-0277-04

Drawn by: M.G.

SKETCH

Approved by: AM

SHEET 1 OF 3

DATE: 05-31-2022

Scale: AS SHOWN



1435 S.W. 87th AVENUE
SUITE "201"

MIAMI, FL 33174

PHONE: (305) 556-4002

FAX: (305) 556-4003

EMAIL:

JFEE@LMSURVEYING.COM

MDC040

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THOSE PORTION OF LAND LYING WITHIN TRACT 2, LESS THE WEST 25 FEET THEREOF OF SECOND RESUBDIVISION OF AMENDED PLAT OF RAILWAY HOMESITES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, AT PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EXTERNAL AREA OF A CIRCULAR CURVE LYING WITHIN SAID TRACT 2, LESS THE WEST 25 FEET THEREOF, BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25 FEET, AND TANGENTS WHICH ARE 25 FEET SOUTH AND PARALLEL WITH THE CENTERLINE OF N.W. 42nd STREET AND 50 FEET EAST AND PARALLEL WITH THE CENTERLINE OF N.W. 72nd AVENUE. CONTAINING 140 SQUARE FEET MORE OR LESS.

TOGETHER WITH

THE EXTERNAL AREA OF A CIRCULAR CURVE LYING WITHIN SAID TRACT 2, LESS THE WEST 25 FEET THEREOF, BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25 FEET, AND TANGENTS WHICH ARE 25 FEET NORTH AND PARALLEL WITH THE CENTERLINE OF N.W. 41st STREET AND 50 FEET EAST AND PARALLEL WITH THE CENTERLINE OF N.W. 72nd AVENUE. CONTAINING 129 SQUARE FEET MORE OR LESS.

PARCEL NUMBER: 30-3023-009-0030

LEGAL DESCRIPTION

Project No.: 2009-0277-04

Drawn by: M.G.

SKETCH

Approved by: AM

SHEET 2 OF 3

Date: 05-31-2022

Scale: N/A



1435 S.W. 87th AVENUE
SUITE "201"

MIAMI, FL 33174

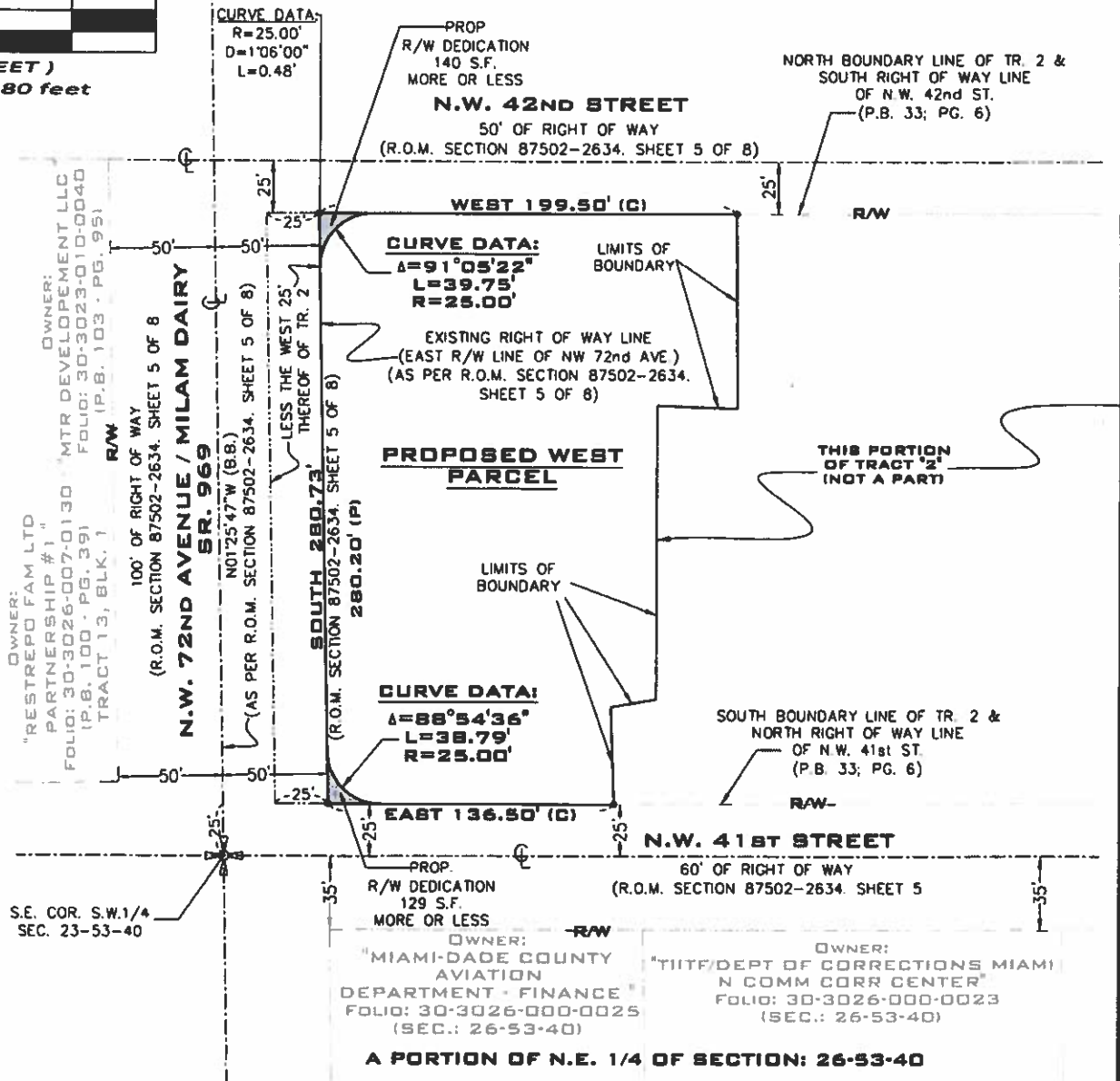
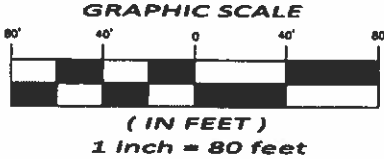
PHONE: (305) 556-4002

FAX: (305) 556-4003

EMAIL:

JFEE@LMSURVEYING.COM

SKETCH TO ACCOMPANY LEGAL



THIS IS NOT A BOUNDARY SURVEY.

PARCEL NUMBER: 30-3023-009-0030

EXHIBIT "A"

Project No.: 2009-0277-04

Drawn by: M.G.

SKETCH

Approved by: AM

SHEET 3 OF 3

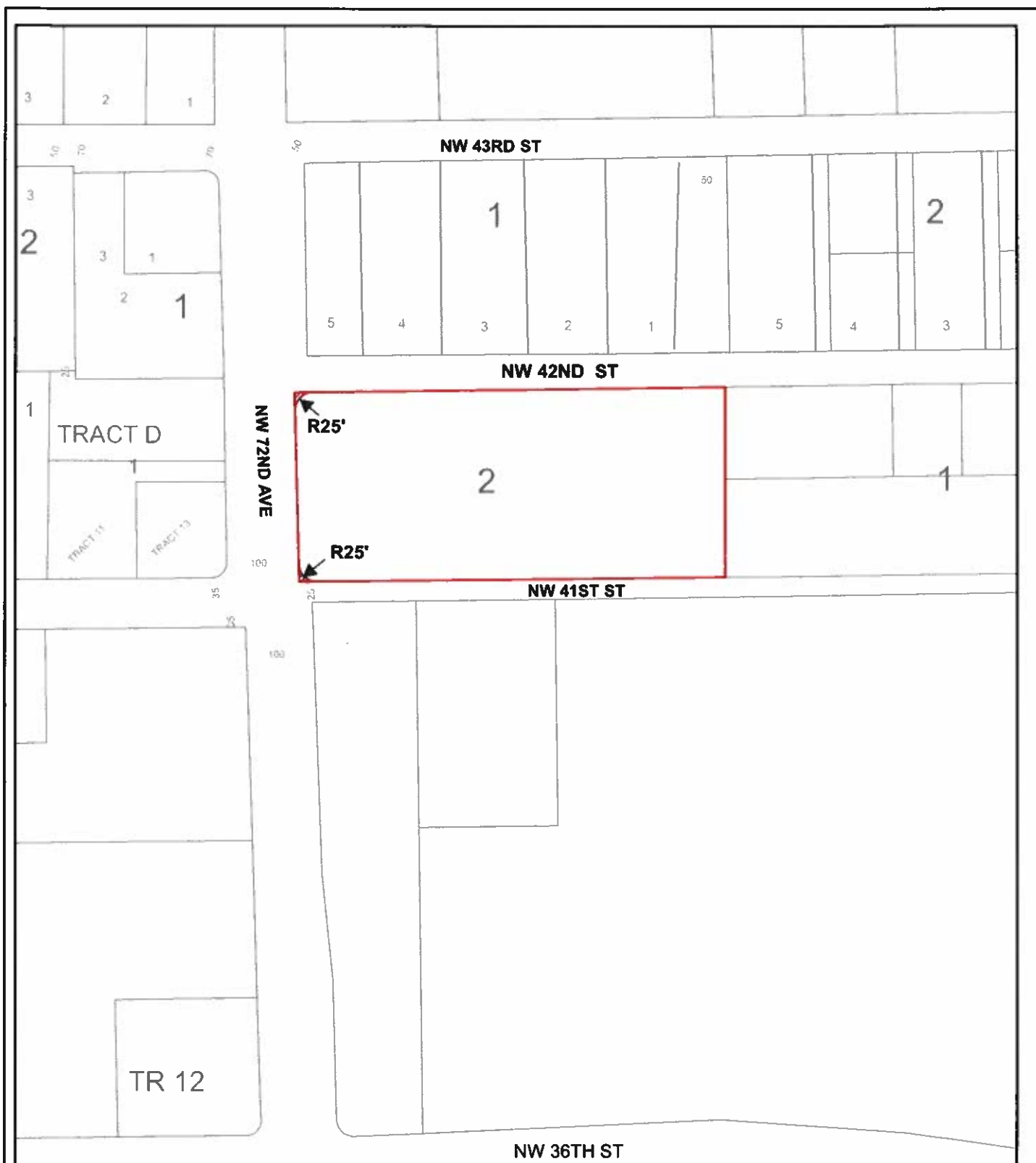
Date: 05-31-2022

Scale: 1" = 80'



1435 S.W. 87th AVENUE
SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556-4002
FAX: (305) 556-4003
EMAIL:
JFEE@LMSURVEYING.COM

MDC042



THIS IS NOT A SURVEY
 Folio:30-3023-009-0030
 JORGAR CORP., A FLORIDA CORPORATION;
 DOODAD, INC., A FLORIDA CORPORATION;
 CIPROX (USA), INC., A FLORIDA CORPORATION;
 MARJU CORPORATION., A FLORIDA CORPORATION;
 JVR INVESTMENTS 41ST STREET, INC., A FLORIDA CORPORATION;
 AND LRET-41ST, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 SEC. 23-53-40

Municipality: UNINCORPORATED
 Commission District: Rebeca Sosa 6

 TO BE DEDICATED FOR ROAD RIGHT-OF-WAY



Date: October 19, 2022
 Prepared by: ym

MDC043

Instrument prepared by and returned to:
Jennifer Lynn Warren, Esq.
City of North Miami
Office of the City Attorney
776 N.E. 125 Street
North Miami, FL 33161

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
FOR ROADWAY PURPOSES**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, made this 4 day of August, 2022, by and between by the **CITY OF NORTH MIAMI**, a Florida municipal corporation, whose mailing address is 776 NE 125 Street, North Miami, Florida 33161, party of the first part, and **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

SEE EXHIBIT "A" ATTACHED

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

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

It is expressly provided that after construction of such roadway, if said transportation use shall be lawfully and permanently discontinued, the title to the said land shall revert to the party of the first part their successors and assigns upon written request, and they shall have the right to repossess the same.

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

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



Witness Signature



Witness Printed Name



Witness Signature



Witness Printed Name

CITY OF NORTH MIAMI

By: 

Print: Theresa Therilus, Esq.

Its (title): City Manager

(Notary on following page.)

STATE OF FLORIDA

COUNTY OF Miami-Dade

I HEREBY CERTIFY, that on this 4th day of August, 2022 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Theresa Therilus, Esq. , as City Manager, of the City of North Miami, by means of [] physical or [] online notarization, personally known to me, or proven by producing the following identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

NOTARY SEAL/STAMP

[Signature]
Notary Signature

Print Name: Marilyn NAVA

Notary Public, State of _____

My commission expires: _____

Commission/Serial No. _____



The foregoing was approved pursuant to Resolution No.2021- R-136 of Mayor and City Council of North Miami, Florida, passed and adopted on October 12, 2021

The foregoing was accepted and approved on the ____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of County
Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

PARCEL 100

PROJECT NE 151 STREET

All that part of Section 21, Township 52 South, Range 42 East, in Miami Dade County, Florida, more particularly described as follows:

Beginning at the NE corner of Section 21 Township 52 South, Range 42 East, in Miami Dade County, Florida, thence S 03°02'34" E, with the Easterly line of said Section, for 2.05 feet to a point, thence S 87°05'27" W, leaving said Section line, for 802.09 feet to a point of curvature of a circular curve concave to the southerly, thence along the arc of said curve to the left, through a central angle of 03°40'56", having a radius of 6,448.83 feet, and an arc distance of 414.44 feet to a point; thence along the arc of a reverse curve through central angle of 1°44'29", having a radius of 6,551.17 feet, and an arc distance of 199.10 feet to a point; thence S 58°29'16" W, for 7.42 feet to a point; thence S 85°20'34" W, for 30.80 feet to a point; thence N 67°46'58" W, for 5.27 feet to a point; thence S 81°53'25" W, for 110.17 feet to a point; thence S 85°53'34" W, for 127.41 feet to a point; thence S 87°02'57" W, for 115.81 feet to a point; thence S 2°57'05" E, for 19.47 feet to a point; thence S 85°35'02" W, for 98.03 feet to a point; thence N 02°57'05" W, for 5.00 feet to a point, of curvature of a circular curve concave to the southwesterly, thence along the arc of said curve to the left, through a central angle of 41°28'33", having a radius of 26.00 feet, and an arc distance of 18.82 feet to a point; thence S 86°41'31" W, for 375.66 feet to a point; thence S 84°26'18" W, for 166.38 feet to a point of curvature of a circular curve concave to the southeasterly, thence along the arc of said curve to the left, through a central angle of 51°08'52", having a radius of 27.00 feet, and an arc distance of 24.10 feet to a point; thence S 82°33'43" W, for 67.41 feet to a point of curvature of a non-tangent circular curve which radial line bears S 61°42'02" W, thence along the arc of said curve to the left, through a central angle of 67°15'44", having a radius of 20.00 feet, and an arc distance of 23.48 feet to a point; thence S 84°26'18" W, for 183.00 feet to a point; thence S 05°33'42" E, for 8.00 feet to a point; thence S 84°26'18" W, for 30.25 feet to a point; thence N 05°33'42" W, for 8.00 feet to a point; thence S 84°26'18" W, for 19.60 feet to a point, thence S 86° 26' 18" W, for 166.69 feet to a point; thence S 47° 54' 35" W, for 33.64 feet to a point; thence S 09° 22' 51" W, for 5.44 feet to a point; thence N 80° 37' 09" W, for 8.00 feet to a point; thence S 09° 22' 51" W, for 20.04 feet to a point; thence N 80° 37' 09" W, for 3.87 feet to a point of curvature of a non-tangent circular curve which radial line bears N 81° 13' 00" W, thence along the arc of said curve to the left, through a central angle of 0°12'56", having a radius of 13,388.42 feet, and an arc distance of 50.37 feet to a point of curvature of a non-tangent circular curve which radial line bears S 38° 18' 54" E, thence along the arc of said curve to the right, through a central angle of 34°43'42", having a radius of 35.00 feet, and an arc distance of 21.21 feet to a point on the Southerly right-of-way line of NE 151 Street; thence N 86°24'48" E, for 252.82 feet to a point of curvature of a circular curve concave to the Northerly, thence along the arc of said curve to the left, through a central angle of 07°26'39", having a radius of 1,220.92 feet, and an arc distance of 158.63 feet to a point; thence N 78°58'09" E, for 200.00 feet to a point of curvature of a circular curve concave to the Southerly, thence along the arc of said curve to the right, through a central angle of 08°04'54", having a radius of 1,070.92 feet, and an arc distance of 151.06 feet to a point; thence N 87°03'03" E, for 890.67 feet to a point; thence S 02°59'41" E, for 10.25 feet to a point of a non-tangent circular curve which radial line bears S 5°55'27" E, thence along the arc of said curve to the right, through a central angle of 02°58'31", having a radius of 7,604.44 feet, and an arc distance of 394.87 feet to a point; thence N 87°03'03" E, for 930.82 feet to the **Point of Beginning**.

Said lands situate in City of North Miami, Miami-Dade County, Florida and containing an area of 55,574 Sq. ft. or 1.276 acres more or less.

**Eduardo M
Suarez** Digitally signed by
Eduardo M Suarez
Date: 2021.03.26
10:26:50 -04'00'

Eduardo M. Suarez Date: 07/30/2018
Professional Surveyor and Mapper
State of Florida License No. 6313

Revised: 10/12/20

MDC048

Instrument prepared by and returned to:
Jennifer Lynn Warren, Esq.
City of North Miami
Office of the City Attorney
776 N.E. 125 Street
North Miami, FL 33161

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
FOR ROADWAY PURPOSES**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, made this 4 day of August, 2022, by and between by the **CITY OF NORTH MIAMI**, a Florida municipal corporation, whose mailing address is 776 NE 125 Street, North Miami, Florida 33161, party of the first part, and **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

SEE EXHIBIT "A" ATTACHED

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

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

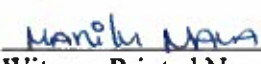
It is expressly provided that after construction of such roadway, if said transportation use shall be lawfully and permanently discontinued, the title to the said land shall revert to the party of the first part their successors and assigns upon written request, and they shall have the right to repossess the same.

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

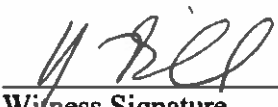
Signed, Sealed and Delivered in our presence;
(2 witnesses for each signature or for all)



Witness Signature



Witness Printed Name



Witness Signature



Witness Printed Name

CITY OF NORTH MIAMI

By: 

Print: Theresa Therilus, Esq.
Its (title): City Manager

(Notary on following page.)

STATE OF FLORIDA

COUNTY OF Miami-Dade

I HEREBY CERTIFY, that on this 4th day of August, 2022 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Theresa Therilus, Esq. , as City Manager, of the City of North Miami, by means of [] physical or [] online notarization, personally known to me, or proven by producing the following identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

NOTARY SEAL/STAMP

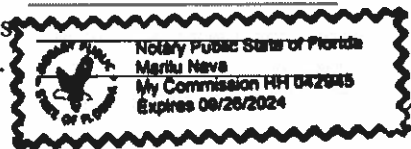
[Signature]
Notary Signature

Print Name: Martha Nava

Notary Public, State of _____

My commission expires _____

Commission/Serial No. _____



The foregoing was approved pursuant to Resolution No.2021- R-136 of Mayor and City Council of North Miami, Florida, passed and adopted on October 12, 2021

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of County
Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

PARCEL 101

PROJECT No. NE 151 STREET

All that part of Section 22, Township 52 South, Range 42 East, in Miami Dade County, Florida, more particularly described as follows:

Beginning at the NW corner of Section 22, Township 52 South, Range 42 East, in Miami Dade County, Florida, thence N 87°00'20" E, with the Northerly line of Section 22 and Southerly right-of-way line of NE 151 Street, for 324.56 feet to a point of curvature of a circular curve concave to the Southerly, thence along the arc of said curve to the right, through a central angle of 34°24'30", having a radius of 346.97 feet, and an arc distance of 208.37 feet to a point on the Westerly right-of-way of Bay Vista Boulevard also being a point of a non-tangent curve which radial line bears S 44°12' 03" W, thence along the arc of said curve to the right, through a central angle of 04°42'21", having a radius of 440.00 feet, and an arc distance of 36.14 feet to a point of cusp; thence along the arc of a reversed direction curve which radial line bears S 38° 08' 53" W, thence along the arc of said curve to the left and leaving the Westerly right-of-way of Bay Vista Boulevard, through a central angle of 41°08'35", having a radius of 335.83 feet, and an arc distance of 241.16 feet to a point; thence N 89°46' 04" W, for 50.09 feet to a point; thence S 87° 05' 27" W, for 273.09 feet to a point; thence N 03°02'34" W, for 2.05 feet to the **Point of Beginning**.

Said lands situate in City of North Miami, Miami-Dade County, Florida and containing an area of 2,191 Square Feet or 0.050 Acres more or less.

**Eduardo
M Suarez**

Digitally signed by
Eduardo M Suarez
Date: 2021.03.26
10:27:51 -04'00'

Eduardo M. Suarez Date: 07/30/2018
Professional Surveyor and Mapper
State of Florida License No. 6313

Revised: 10/12/2020

MDC053

Instrument prepared by and returned to:
Jennifer Lynn Warren, Esq.
City of North Miami
Office of the City Attorney
776 N.E. 125 Street
North Miami, FL 33161

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY
FOR ROADWAY PURPOSES**

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS INDENTURE, made this 4 day of August, 2022, by and between by the **CITY OF NORTH MIAMI**, a Florida municipal corporation, whose mailing address is 776 NE 125 Street, North Miami, Florida 33161, party of the first part, and **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

SEE EXHIBIT "A" ATTACHED

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

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

It is expressly provided that after construction of such roadway, if said transportation use shall be lawfully and permanently discontinued, the title to the said land shall revert to the party of the first part their successors and assigns upon written request, and they shall have the right to repossess the same.

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

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



Witness Signature



Witness Printed Name



Witness Signature



Witness Printed Name

CITY OF NORTH MIAMI

By: 

Print: Theresa Therilus, Esq.
Its (title): City Manager

(Notary on following page.)

STATE OF FLORIDA

COUNTY OF Miami - Dade

I HEREBY CERTIFY, that on this 04 day of August, 2022 before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Theresa Therilus, Esq. , as City Manager, of the City of North Miami, by means of ☐ physical or ☐ online notarization, personally known to me, or proven by producing the following identification: _____ to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

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

NOTARY SEAL/STAMP

[Signature]
Notary Signature

Print Name: Maria Nava

Notary Public, State of _____

My commission expires: _____

Commission/Serial No. _____



The foregoing was approved pursuant to Resolution No.2021- R-136 of Mayor and City Council of North Miami, Florida, passed and adopted on October 12, 2021

The foregoing was accepted and approved on the _____ day of _____, A.D. 202_, by Resolution No. _____ of the Board of County Commissioners of Miami-Dade County, Florida.

Chairman of the Board of County
Commissioners

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

PARCEL 102

PROJECT No. NE 151 STREET

That portion of land in the Southwest $\frac{1}{4}$, of Section 16, Township 52 South, Range 42 East, lying and being in Miami-Dade County, Florida; being more particularly described as follows:

COMMENCE at the Southeast Corner of the Southwest $\frac{1}{4}$, of Section 16, Township 52 South, Range 42 East, lying and being in Miami-Dade County, Florida; thence run S $86^{\circ}24'48''$ W along the South line of said Southwest $\frac{1}{4}$, of Section 16, Township 52 South, Range 42 East for a distance of 280.75 feet; thence run N $03^{\circ}35'12''$ W for a distance of 60.00 feet to a point with Existing North Right Line of NE 151st Street by Right of Way Deed to Miami-Dade County in Official Record Book 9477 Page 1556 coinciding said point with the **POINT OF BEGINNING** of the hereinafter described parcel of land; thence run S $86^{\circ}24'48''$ W along said Existing North Right of Way line of NE 151st Street for a distance of 7.04 feet to a point of a tangent circular curve to the right, concave to the east, thence run northwesterly along said circular curve, having a radius of 35.00 feet and a central angle of $30^{\circ}02'44''$, for an arc distance of 18.35 feet; thence run N $08^{\circ}08'28''$ W for a distance of 17.99 feet; thence run S $46^{\circ}43'00''$ E for a distance of 30.58 feet to the **POINT OF BEGINNING**.

AND

COMMENCE at the Southeast Corner of the Southwest $\frac{1}{4}$, of Section 16, Township 52 South, Range 42 East, lying and being in Miami-Dade County, Florida; thence run S $86^{\circ}24'48''$ W along the South line of said Southwest $\frac{1}{4}$, of Section 16, Township 52 South, Range 42 East for a distance of 280.75 feet; thence run N $03^{\circ}35'12''$ W for a distance of 60.00 feet to a point with Existing North Right Line of NE 151st Street by Right of Way Deed to Miami-Dade County in Official Record Book 9477 Page 1556; thence run N $86^{\circ}24'48''$ E along said Existing North Right of Way line of NE 151st Street for a distance of 45.26 feet to the **POINT OF BEGINNING** of the hereinafter described parcel of land; thence run N $03^{\circ}33'42''$ W for a distance of 4.62 feet; thence run N $86^{\circ}24'48''$ E for a distance of 30.25 feet; thence run S $03^{\circ}33'42''$ E for a distance of 4.62 feet; thence run S $86^{\circ}24'48''$ W along the Existing Right of Way line of NE 151st Street for a distance of 30.25 feet to the **POINT OF BEGINNING**.

Said lands situate in City of North Miami, Miami-Dade County, Florida and containing an area of 396 square feet more or less.

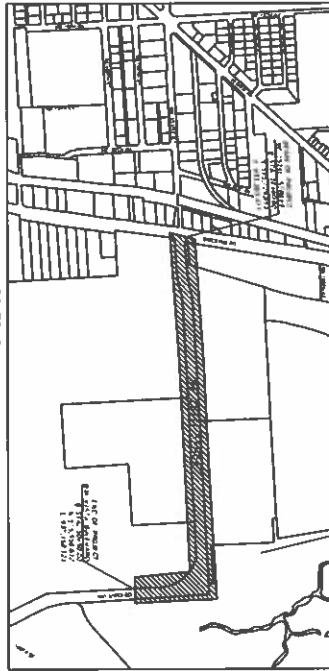
**Eduardo
M Suarez** Digitally signed by
Eduardo M Suarez
Date: 2021.03.26
10:28:48 -04'00'

Eduardo M. Suarez Date: 01/05/2019
Professional Surveyor and Mapper
State of Florida License No. 6313

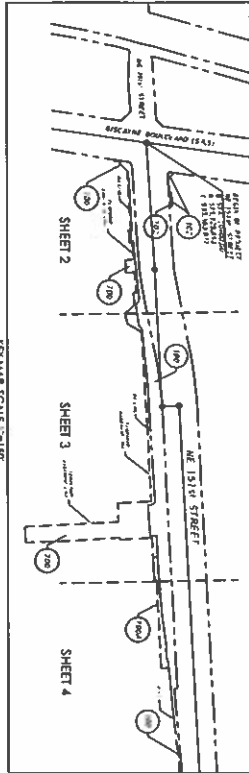
Revised: 04-05-2019

MDC058

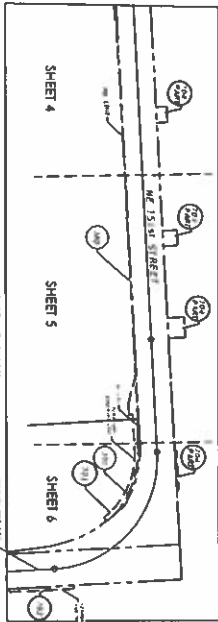
RIGHT OF WAY MAP NE 151st STREET MIAMI-DADE PUBLIC WORKS



LOCATION MAP
APPENDIX B TO THE RIGHT OF WAY MAP



KEY MAP SCALE 1"=50'



KEY MAP SCALE 1"=100'

THIS MAP IS NOT A SURVEY

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
10/1/2010	PREPARED FOR THE CITY OF MIAMI	J. L. LEE	10/1/2010	REVIEWED FOR THE CITY OF MIAMI	J. L. LEE
10/1/2010	APPROVED FOR THE CITY OF MIAMI	J. L. LEE	10/1/2010	APPROVED FOR THE CITY OF MIAMI	J. L. LEE
10/1/2010	APPROVED FOR THE CITY OF MIAMI	J. L. LEE	10/1/2010	APPROVED FOR THE CITY OF MIAMI	J. L. LEE
10/1/2010	APPROVED FOR THE CITY OF MIAMI	J. L. LEE	10/1/2010	APPROVED FOR THE CITY OF MIAMI	J. L. LEE

THIS MAP IS NOT A SURVEY. IT IS A PRELIMINARY MAP FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT THE ACTUAL SURFACE OF THE EARTH. IT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE CITY OF MIAMI DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF MIAMI DOES NOT ACCEPT ANY LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS MAP. THE CITY OF MIAMI DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE CITY OF MIAMI DOES NOT ACCEPT ANY LIABILITY FOR ANY LOSS OR DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS MAP.

A portion of the Public R/W of NE 151 Street from Biscayne Boulevard to Bay Vista Road, and a Portion of the Public R/W of Bay Vista Road

RIGHT OF WAY MAP

DATE	DESCRIPTION	BY	DATE	DESCRIPTION	BY
10/1/2010	PREPARED FOR THE CITY OF MIAMI	J. L. LEE	10/1/2010	REVIEWED FOR THE CITY OF MIAMI	J. L. LEE
10/1/2010	APPROVED FOR THE CITY OF MIAMI	J. L. LEE	10/1/2010	APPROVED FOR THE CITY OF MIAMI	J. L. LEE
10/1/2010	APPROVED FOR THE CITY OF MIAMI	J. L. LEE	10/1/2010	APPROVED FOR THE CITY OF MIAMI	J. L. LEE
10/1/2010	APPROVED FOR THE CITY OF MIAMI	J. L. LEE	10/1/2010	APPROVED FOR THE CITY OF MIAMI	J. L. LEE

Return to:

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

Instrument prepared by:

Jeffrey Whitmore, P.S.M.

Folio No. 30-6006-002-0060/0070

User Department: DTPW

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

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

THIS INDENTURE, Made this 04 day of October, A.D. 2022, by and between **LOSADA SURVEY SERVICES, INC.**, a corporation under the laws of the State of Florida, and having its office and principal place of business at 900 NW 39th Avenue, Miami, FL 33126, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 NW 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

Those portions of Lots 26, 27, 28, and 29, Block 1, "ADDITION "H" MIAMI'S LOGICAL SUBURB SO. MIAMI HEIGHTS", according to the plat thereof as recorded in Plat Book 23, at Page 73, of the Public Records of Miami-Dade County, Florida, lying within the West 62.50 feet of Section 6, Township 56 South, Range 40 East in Miami-Dade County, Florida; AND those portions of said Lots 28 and 29 lying within the external area of a 25-foot-radius curve concave to the Northeast and tangent to the East line of the West 62.50 feet of said Section 6 and the South line of said Block 1.

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

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

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

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

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

Witness
Andres Diaz

Printed Name

Witness
Jonathan Torres

Printed Name

Witness
Daryl Bustamante

Printed Name

Witness
Sergio Bustamante

Printed Name

LOSADA SURVEY SERVICES, INC.

Name of Corporation

By: _____ President

Camilo Losada

Printed Name

900 Northwest 39 Ave Miami FL 33126

Address if different

Attest: _____ (Sign)
Secretary

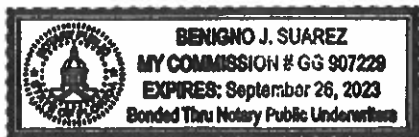
Printed Name

Address if different

STATE OF Florida)
) SS
COUNTY OF Miami-Dade)

I HEREBY CERTIFY, that on this 04 day of October,
A.D. 2022, before me, an officer duly authorized to administer
oaths and take acknowledgments personally appeared by means of
☒ physical or ☐ online notarization _____ and
Camilo Losada, personally known to me, or proven, by
producing the following identification: _____ to
be the _____ President and _____ Secretary of LOSADA
SURVEY SERVICES, INC., a corporation under the laws of the State of
Florida, and in whose name the foregoing instrument is executed and
that said officer(s) severally acknowledged before me that
_____ executed said instrument acting under the authority duly
vested by said corporation.

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



NOTARY SEAL/STAMP

[Signature]
Notary Signature

BENIGNO J. SUAREZ
Printed Notary Name

Notary Public, State of Florida

My commission expires: _____

Commission/Serial No. _____

The foregoing was accepted and approved on the _____ day of
_____, A.D. 202_, by Resolution No. _____ of
the Board of County Commissioners of Miami-Dade County, Florida.

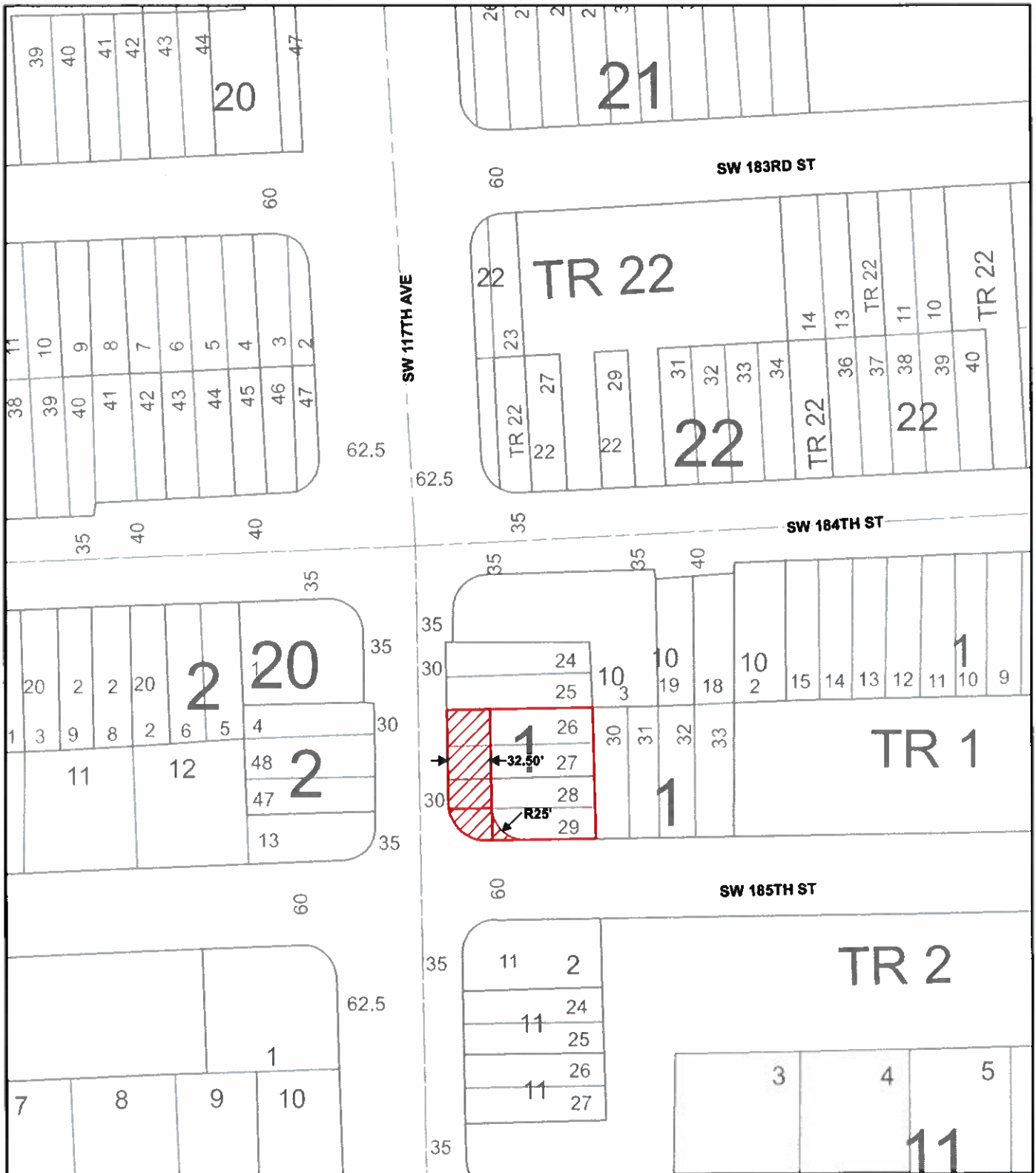
Chairman of the Board of
County Commissioners

ATTEST: **HARVEY RUVIN,**
Clerk of said Board

Approved as to form
and legal sufficiency

By: _____
Deputy Clerk

Assistant County Attorney



Return to:

Right of Way Division .
Miami-Dade County Transportation & .
Public Works Department .
111 N.W. 1st Street .
Miami, FL 33128-1970 .

Instrument prepared by:

Raul Ballina .
111 N.W. 1st Street S-1610 .
Miami, FL 33128-1970 .

Folio No. 04-2017-004-0030 .
User: M-DC DTPW .

TRAFFIC SIGNAL EASEMENT
BY CORPORATION

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

THIS EASEMENT, Made this 4 day of NOVEMBER, A.D. 2022, between CenterPoint Countyline II LLC, a limited liability corporation under the laws of the State of Delaware, and having its office and principal place of business at 1808 Swift Drive oak Brook, IL 60523 party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

WITNESSETH:

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

SEE ATTACHED EXHIBITS "A" AND "B"

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

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

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

R. DePort

Witness

Rebecca DePorter

Printed Name

Carol Bassett

Witness

Carol Bassett

Printed Name

R. DePort

Witness

Rebecca DePorter

Printed Name

Carol Bassett

Witness

Carol Bassett

Printed Name

CenterPoint Countyline II LLC, a
foreign limited liability
company

[Signature]

By: Michael Tortorici, as
Treasurer of Centerpoint
Properties Trust, managing
member of CenterPoint Countyline
II LLC

And

[Signature]

By: Rick A. Mathews, as
Secretary of Centerpoint
Properties Trust, managing
member of CenterPoint Countyline
II LLC

CORP SEAL

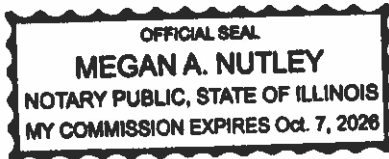
(Notary on following page)

STATE OF Illinois
COUNTY OF DuPage

I HEREBY CERTIFY, that on this 4th day of November, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, appeared by means of [☒] physical or [☐] online notarization Michael Tortorici, **and** Rick A. Mathews, as Treasurer, and Secretary respectively of Centerpoint Properties Trust, the managing member of CenterPoint Countyline II LLC, a foreign limited liability company existing under the laws of the State of Delaware and in whose name the foregoing instrument is executed and that said officers severally acknowledged before me that they executed said instrument acting under the authority duly vested by said limited liability company freely and voluntary for the purposes therein expressed.

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

NOTARY SEAL/STAMP



Notary Signature Megan A. Nutley
Printed Notary Name Megan A. Nutley
Notary Public, State of Illinois
My commission expires: 10-7-26
Commission/Serial No. 959987

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

Jimmy Morales
Chief Operations Officer

ATTEST: HARVEY RUVIN,
Clerk of said Board

Approved as to form
and legal sufficiency.

By: _____
Deputy Clerk

Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of Tract "C" of COUNTYLINE CORPORATE PARK CENTRAL, according to the plat thereof recorded in Plat Book 175 at Page 17 of the Public Records of Miami-Dade County, Florida, lying in the Southwest 1/4 of Section 17, Township 52 South, Range 40 East, in Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of said Section 17; thence run S02°44'00"E, along the West line of the Southwest 1/4 of said Section 17, also being the centerline of NW 107 Avenue, for a distance of 1229.37 feet; thence run N87°16'00"E, for a distance of 40.00 feet to a point on the East right-of-way line of NW 107 Avenue, as described on Right-of-Deed to Miami-Dade County dated January 18, 2019, and recorded in Official Records Book 31474 at page 3657 of the public records of Miami-Dade County, said point also being the **POINT OF BEGINNING** of the herein described parcel of land; thence run N82°09'20"E, departing said right-of-way line, for a distance of 2.00 feet; thence run S09°29'17"E, for a distance of 5.00 feet; thence run S82°09'20"W, for a distance of 2.35 feet to a point of intersection with the aforementioned East right-of-way line of NW 107 Avenue, said right-of-way line being a non-tangent curve concave to the Northeast, the center of which bears N81°52'04"E from said point of intersection; thence run Northwesterly, and Northerly along the arc of said circular curve to the right, having a Radius of 55.00 feet, through a Central Angle of 05°12'45", for an arc distance of 5.00 feet, to the **POINT OF BEGINNING**.

SURVEYOR'S NOTES:

Bearings are based on a bearing of N02°44'00"W along the center line of NW 107 Avenue, being also the West line of the SW 1/4 of Section 17, Township 52 South, Range 40 East, in Miami-Dade County, Florida, derived from Township Map surveyed by the Metropolitan Dade County Public Works Department, Engineering Services Division, Survey Section, on November 1976, SPCS Florida East Zone National Geodetic Survey 1974 Adjustment.

By: _____
Omar Suarez, PSM.,
Professional Surveyor and Mapper No. 6914
State of Florida

For: Miami-Dade County Department of
Transportation and Public Works
Right-of-Way Division
ROW Engineering Section
111 NW 1 Street, Suite 1610
Miami, Florida 33128-1970

NOTICE: Unless it bears the signature and original raised seal of a Florida licensed Surveyor and Mapper, this sketch is for informational purposes only and is not valid.

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL
DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH
THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.



THIS IS NOT A SURVEY

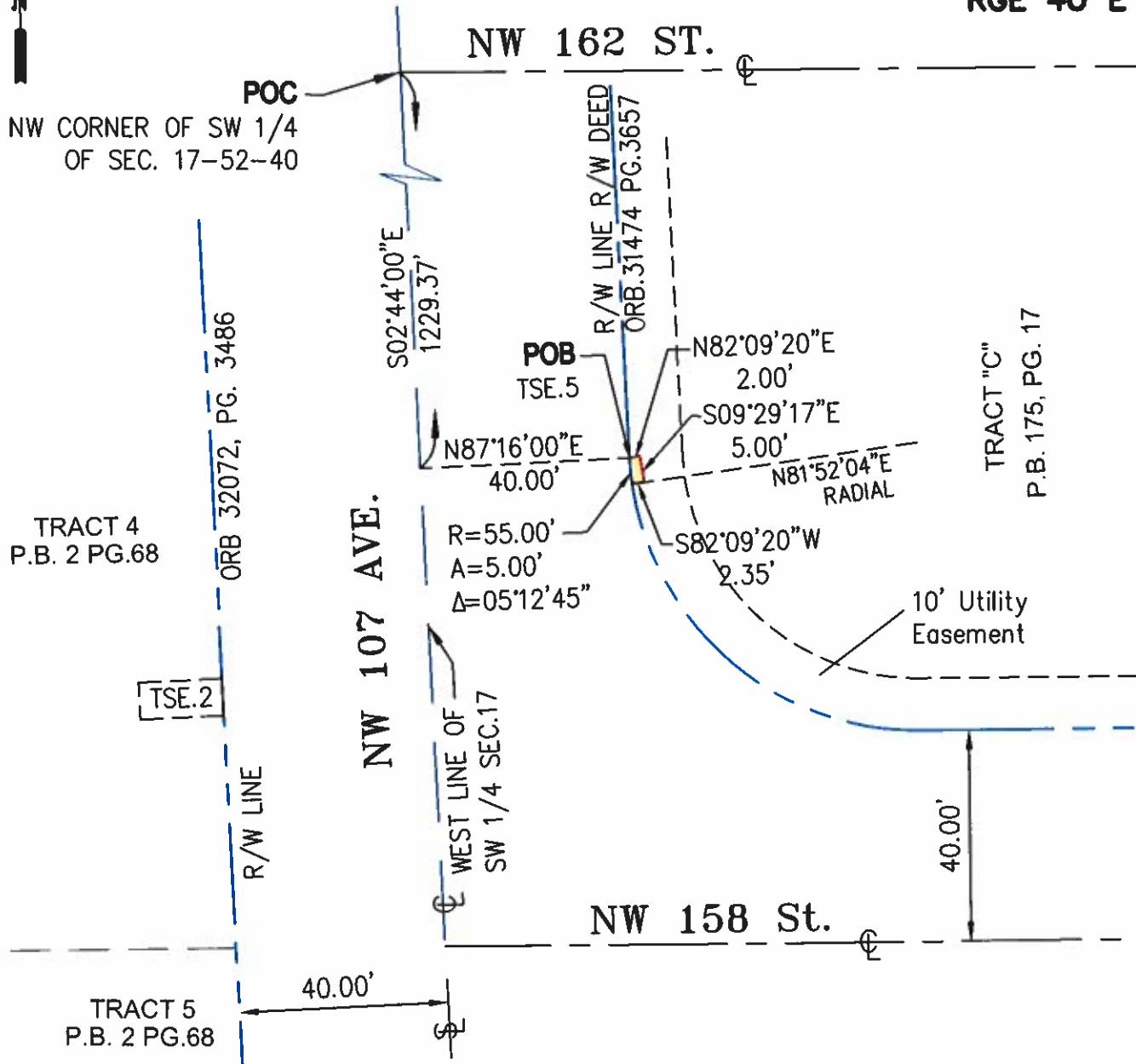
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT OF WAY DIVISION
ENGINEERING SECTION

NW 107 AVE.
FROM NW 138 St. TO NW 170 St.
TRAFFIC SIGNAL EASEMENT 5

SCALE: N/A	DATE: 03-04-22
CHECKED BY: O. Suarez	
DRAWN BY: L. O. Suarez	
PROJECT: 20160077	SHEET: 1 of 3

EXHIBIT "B"

SEC 17
TWP 52 S
RGE 40 E



LEGEND

SECTION LINE	TRAFFIC SIGNAL EASEMENT	POC	POINT OF COMMENCEMENT
TRAFFIC SIGNAL EASEMENT	PROPOSED LINE	POB	POINT OF BEGINNING
EXISTING R/W LINE	TRACT LINE	TWP	TOWNSHIP MAP
TRACT LINE	CENTER LINE	RWD	RIGHT OF WAY DEED
CENTER LINE	PROPERTY LINE		
PROPERTY LINE			

Parcel area of TSE 5 = 11.05 square-feet less than 0.001 Acre
Parent Tract area = 3,168,612 square-feet or 72.741 Acres

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT OF WAY DIVISION
ENGINEERING SECTION

NW 107 AVE.
FROM NW 138 St. TO NW 170 St.
TRAFFIC SIGNAL EASEMENT 5

SCALE: 1"=30'	DATE: 03-04-22
CHECKED BY: O. Suarez	
DRAWN BY: O. Suarez	
PROJECT: 20160077	SHEET: 2 of 3

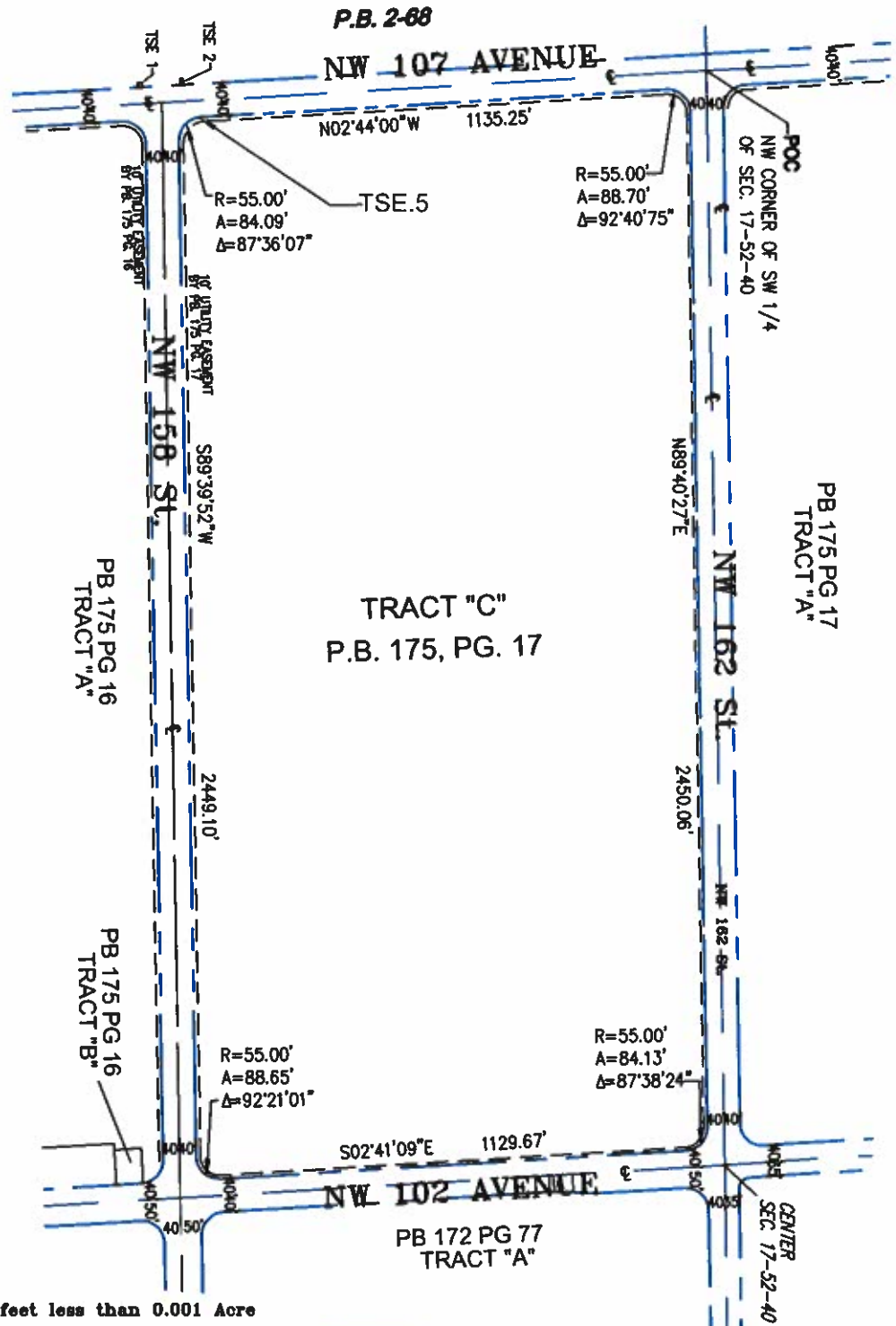


EXHIBIT "B"

SEC 17
TWP 52 S
RGE 40 E

LEGEND

	TRAFFIC SIGNAL EASEMENT
	SECTION LINE
	TRAFFIC SIGNAL EASEMENT PROPOSED LINE
	EXISTING R/W LINE
	TRACT LINE
	CENTER LINE
	PROPERTY LINE
	CENTER LINE
SEC.	SECTION
ORB	OFFICIAL RECORDS BOOK
RGE	RANGE
P.B.	PLAT BOOK
PG.	PAGE
TSE.	TRAFFIC SIGNAL EASEMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
TWP	TOWNSHIP MAP
RWD	RIGHT OF WAY DEED



Parcel area of TSE 5 = 11.05 square-feet less than 0.001 Acre
Parent Tract area = 3,168,612 square-feet or 72.741 Acres

THIS SKETCH IS A GRAPHIC REPRESENTATION OF THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED AND WITHOUT WHICH THIS SKETCH IS TO BE CONSIDERED VOID AND INCOMPLETE.



THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
MIAMI-DADE COUNTY DEPARTMENT
OF TRANSPORTATION AND PUBLIC WORKS
RIGHT OF WAY DIVISION
ENGINEERING SECTION

NW 107 AVE.
FROM NW 138 St. TO NW 170 St.
TRAFFIC SIGNAL EASEMENT 5

SCALE: 1"=400'	DATE: 03-04-22
CHECKED BY: O. Suarez	
DRAWN BY: O. Suarez	
PROJECT: 20160077	SHEET: 3 of 3

MDC070

**AFFIDAVIT OF MEMBERS, MANAGING MEMBERS, AND MANAGERS
OF CENTERPOINT COUNTYLINE II LLC, A NON- FLORIDA
(FOREIGN) LIMITED LIABILITY COMPANY**

WE, (print full name(s) and all title(s) of person(s) or entity(s) in the following spaces; if more space needed print additional names and title(s) on separate paper marked as Exhibit A and attach Exhibit A to this Affidavit)

<u>Full name</u>	<u>Title(s)</u>
CenterPoint Properties Trust	Managing member
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

hereby swear or affirm that :

1. The foregoing persons or entities set forth above and on Exhibit A, if applicable, which Exhibit A is attached hereto and incorporated herein by reference hereto, constitute and are all of the Members, Managing Members, and Managers, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, or the equivalent* thereof, of the Non-Florida (Foreign) Limited Liability Company known as CENTERPOINT COUNTYLINE II LLC, a Non-Florida (Foreign) Limited Liability Company as the name appears in the Articles of Organization, as that term is defined by Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, or the equivalent* thereof, currently filed with the Secretary of State of the State of Delaware, to wit, County of New Castle, City of Wilmington, State of Delaware;
2. There are no Members, Managing Members or Managers, or the equivalent* thereof, of the aforesaid Non-Florida (Foreign) Limited Liability Company other than the persons or entities set forth above and on Exhibit A, if applicable.

* The term "equivalent" shall mean for the purposes of this Affidavit, with respect to "persons" or "entities", any person or entity which has or may have any one or more of the duties or powers or obligations or responsibilities or authorities, real or apparent, of a Member, Managing Member, or Manager, as those terms are defined in Section 608.402, Fla. Stat. (2004), as same may be amended from time to time. The term "equivalent" shall mean for the purposes of this Affidavit, with respect to instruments or documents or articles of organization or operating agreements or written agreements or oral agreements, any written agreement or oral agreement or instrument or document which has or may have any one or more of the functions or purposes of any instrument, document, operating agreement, written agreement or oral agreement described or mentioned in this Affidavit.

3. There are no provisions in any Articles of Organization, or the equivalent* thereof, of the aforesaid Non-Florida (Foreign) Limited Liability Company or in any operating agreement, written or oral, or the equivalent* thereof, of the aforesaid Non-Florida (Foreign) Limited Liability Company, as those terms are defined in Section 608.402, Fla. Stat.(2004), as same may be amended from time to time, which prohibit, restrict or limit in any way or in any manner the execution of the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Traffic Signal Easement to Miami-Dade County for Highway Purposes by any of the foregoing persons or entities set forth above and on Exhibit A, if applicable, for and on behalf of the aforesaid Non-Florida (Foreign) Limited Liability Company and to bind and obligate the aforesaid Non-Florida (Foreign) Limited Liability Company as set forth in the foregoing instrument or document.
4. All of the foregoing persons or entities set forth above and on Exhibit A, if applicable, are authorized by the aforesaid Non-Florida(Foreign) Limited Liability Company, to execute the instrument or document attached hereto and incorporated herein by reference hereto, to wit, Traffic Signal Easement to Miami-Dade County for Highway Purposes for and on behalf of the aforesaid Non-Florida (Foreign) Limited Liability Company and to bind and obligate the aforesaid Non-Florida (Foreign) Limited Liability Company as set forth in the foregoing instrument or document.
5. All of the provisions of this Affidavit shall be construed in accordance with the laws of the State of Florida.


By: Michael Tortorici, as Treasurer of
Centerpoint Properties Trust, managing
member of CenterPoint Countyline II LLC

and

By: Rick A. Mathews, as Secretary of
Centerpoint Properties Trust, managing
member of CenterPoint Countyline II LLC

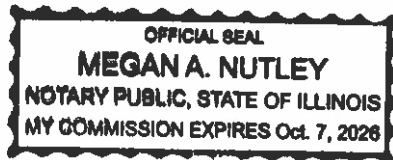
(Notary on following page.)

STATE OF Illinois
COUNTY OF DuPage

I HEREBY CERTIFY, that on this 4th day of November, A.D. 2022, before me, an officer duly authorized to administer oaths and take acknowledgments, appeared by means of ☒ physical or [] online notarization Michael Tortorici, and Rick A. Mathews, as Treasurer, and Secretary respectively of Centerpoint Properties Trust, the managing member of CenterPoint Countyline II LLC, a foreign limited liability company existing under the laws of the State of Delaware and in whose name the foregoing instrument is executed and that said officers severally acknowledged before me that they executed said instrument acting under the authority duly vested by said limited liability company freely and voluntary for the purposes therein expressed.

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

NOTARY SEAL/STAMP



Notary Signature Megan A. Nutley

Printed Notary Name Megan A. Nutley

Notary Public, State of Illinois

My commission expires: 10-7-2026

Commission/Serial No. 959987



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: March 7, 2023

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(N)(7)

Please note any items checked.

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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(N)(7)
3-7-23

RESOLUTION NO. _____ R-177-23

RESOLUTION ACCEPTING CONVEYANCES OF 11
PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-
DADE COUNTY, FLORIDA; AND AUTHORIZING
THE CHAIRPERSON OR VICE-CHAIRPERSON TO
EXECUTE THE ACCEPTANCES OF THE INSTRUMENTS OF
CONVEYANCE

WHEREAS, the following property owners/grantors have tendered instruments conveying to Miami-Dade County the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the County Mayor's memorandum and the instruments of conveyance, all of which are attached as Exhibit 1 to the County Mayor's memorandum and made a part thereof:

Property Owners/Grantors

1. WGC 7290 Property, LLC
2. Urban Homes 6, LLC
3. RPB Real Estate, LLC
4. PM2 Group, LLC
5. Claudia Alejandra Brunel and Rodrigo Lucas Deppen
6. Jorgar Corp., Doodad, Inc., Ciprox (USA) Inc., Marju Corp., JVR Investments
41ST Street, Inc., and LRET-41ST, LLC
7. The City of North Miami
8. The City of North Miami
9. The City of North Miami
10. Losada Survey Services, Inc.
11. CenterPoint Countyline II LLC; and

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

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

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

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

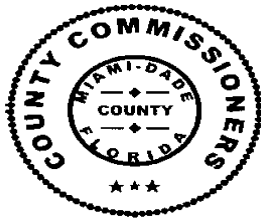
Section 3. The Chairperson or Vice-Chairperson of this Board is authorized to execute the acceptances of the instruments of conveyances.

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

The foregoing resolution was offered by Commissioner **Anthony Rodriguez** , who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

Oliver G. Gilbert, III, Chairman	aye		
Anthony Rodríguez, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	absent
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 7th day of March, 2023. 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

LUIS G. MONTALDO, CLERK AD INTERIM

Basia Pruna

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

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

Lauren E. Morse