

MEMORANDUM

Agenda Item No. 11(A)(7)

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

DATE: July 2, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution releasing the property located at the corner of SW 215th Street and SW 120th Avenue, bearing Folio No. 30-6912-008-1293, from County Deed restrictions and the Infill Housing Initiative Program, subject to certain conditions; authorizing the County Mayor to execute a release or similar instrument to be recorded in the public records upon Goulds Investment Group LLC, a Florida limited liability company executing and recording a declaration of restrictions to ensure that a specified number of units on the property remains affordable rental housing for very low-, low- or moderate-income households; and authorizing the County Mayor to enforce the provisions set forth in such declaration of restrictions and to perform all actions necessary to effectuate same

Resolution No. R-626-24

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Kionne L. McGhee.


Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM

(Revised)

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

DATE: July 2, 2024

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(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. 11(A)(7)
7-2-24

RESOLUTION NO. R-626-24

RESOLUTION RELEASING THE PROPERTY LOCATED AT THE CORNER OF SW 215TH STREET AND SW 120TH AVENUE, BEARING FOLIO NO. 30-6912-008-1293, FROM COUNTY DEED RESTRICTIONS AND THE INFILL HOUSING INITIATIVE PROGRAM, SUBJECT TO CERTAIN CONDITIONS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE A RELEASE OR SIMILAR INSTRUMENT TO BE RECORDED IN THE PUBLIC RECORDS UPON GOULDS INVESTMENT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY EXECUTING AND RECORDING A DECLARATION OF RESTRICTIONS TO ENSURE THAT A SPECIFIED NUMBER OF UNITS ON THE PROPERTY REMAINS AFFORDABLE RENTAL HOUSING FOR VERY LOW-, LOW- OR MODERATE-INCOME HOUSEHOLDS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ENFORCE THE PROVISIONS SET FORTH IN SUCH DECLARATION OF RESTRICTIONS AND TO PERFORM ALL ACTIONS NECESSARY TO EFFECTUATE SAME

WHEREAS, on November 3, 2003, this Board adopted Resolution No. R-1230-03, which authorized the conveyance to DODEC, Inc. ("Original Grantee"), of a County-owned property, located in County Commission District 9—specifically, property bearing Folio No. 30-6912-008-1293 (the "Property") —for the purpose of constructing one single family home to be sold to a qualified household in accordance with the Miami-Dade Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, the County Deed which conveyed the Property, and which was recorded in Official Record Book 21974 Pages 4910-4913 of the Public Records of Miami-Dade County on January 15, 2004, contained a reverter provision which provided that the Property would revert to the County if the Original Grantee did not develop the Property with affordable housing within one year of the conveyance; and

WHEREAS, the Original Grantee did not develop the Property with affordable housing and failed to pay property taxes on the Property as required by the County Deed resulting in the sale of the Property via Tax Deed recorded in Official Record Book 30596 Page 2481 of the Public Records of Miami-Dade County on June 30, 2017 issued to MIME MITROPOULOS (“Tax Deed Owner”); and

WHEREAS, Tax Deed Owner conveyed the Property to Corsi USA, LLC (“Corsi”) via general warranty deed recorded in Official Record Book 31379 Page 4144 of the Public Records of Miami-Dade County on March 26, 2019; and

WHEREAS, Corsi conveyed the property to Goulds Investment Group LLC, a Florida limited liability company (“Property Owner”) via warranty deed recorded in Official Record Book 33652 Page 4863 of the Public Records of Miami-Dade County on April 2, 2023; and

WHEREAS, after taking ownership of the Property, the Property Owner advised the County that zoning for the Urban Center District Regulations, where the property is situated, no longer permits a single residential unit on the Property; and

WHEREAS, in order to induce the County to release the Property from the Infill Housing Program restrictions, which restrictions only authorize the construction of single family units, and the timeline restrictions set forth in the County Deed, the Property Owner has agreed to provide no less than 4 units of affordable housing for households with annual incomes that do not exceed 140 percent of area median income as defined by the U.S. Department of Housing and Urban Development for the Miami-Miami Beach-Kendall, FL HUD Metro FMR Area, adjusted for family size, for 30 years; and

WHEREAS, the County desires to release the Property from the restrictions of the County Deed in exchange for Property Owner committing to providing no less than 4 units of affordable rental housing as set forth herein,

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

Section 1. The foregoing recitals are incorporated and are approved.

Section 2. This Board hereby releases the Property located at the corner of SW 215th Street and SW 120th Avenue (Folio No. 30-6912-008-1293) from the County Deed restrictions and the Infill Housing Program subject to the conditions set forth in section 3 herein.

Section 3. This Board authorizes the County Mayor or County Mayor's designee to execute a release of the County Deed restrictions or similar instrument, in substantially the form attached hereto as Exhibit "1" and incorporated herein by reference (the "Release"), subject to and after the execution and recordation by Goulds Investment Group LLC, a Florida limited liability company ("Property Owner"), of a declaration of restrictions ("Declaration"), in substantially the form attached hereto as Exhibit "2" and incorporated herein by reference, in the public records of Miami-Dade County, Florida. Such Declaration shall require the Property Owner to make available affordable and workforce rental housing. Such housing shall be rented to very-low, low and moderate income households (as these terms are defined in section 125.0167, Florida Statutes), each of whose incomes do not exceed 140 percent of area median income. Rents shall be set at "affordable" rates (as this term is defined in section 420.0004, Florida Statutes), apply to no less than 4 of the dwelling units constructed on the Property, and be for a period of 30 years beginning from the issuance date of the certificate of occupancy. This Board further authorizes the County Mayor or County Mayor's designee to enforce the provisions set forth in the Declaration, and to perform all actions necessary to effectuate this transaction.

Section 4. The County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, shall record in the Public Record the release set forth in section 3 and shall provide a copy of the Release and Declaration to the Clerk of the Board within 30 days of execution and final acceptance. The Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of such instruments together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Kionne L. McGhee. It was offered by Commissioner **Danielle Cohen Higgins**, who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** 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	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	absent
Kionne L. McGhee	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of July, 2024. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "Shannon D. Summerset-Williams", written over a horizontal line.

Shannon D. Summerset-Williams

This Instrument Was Prepared By:
Shannon D. Summerset-Williams, Esq.
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Record and Return to:
Miami-Dade County
Public Housing and Community Development
701 NW 1st Court, 14th Floor Suite 1400
Miami, Florida 33136
Attention:

RELEASE OF COUNTY DEED RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That Miami-Dade County, a political subdivision of the State of Florida, acting by and through the Board of County Commissioners and existing under the laws of the State of Florida has reverter rights in a certain parcel of land, which was conveyed to DODEC, Inc., by that certain County Deed executed by Miami-Dade County on the 5th day of December, 2003 and recorded in Official Records Book 21974 Pages 4910-4913, in the Public Records of Miami-Dade County, Florida on January 15, 2004 for sum of Ten Dollars and No. Cents (U.S. \$10.00) and certain promises and obligations set forth in said County Deed, upon the property more fully described in Exhibit A attached hereto and incorporated herein by reference.

Miami-Dade County hereby acknowledges the release of said County Deed restrictions, and surrenders the same as canceled, and hereby directs the clerk of the said Circuit Court to cancel the same of record. Such County Deed restrictions, are being released in exchange for and replaced by the restrictions set forth in that certain Declaration of Restrictions, dated of even date herewith, between Miami-Dade County and the current owner of the property, **GOULDS INVESTMENT GROUP LLC**, a Florida limited liability company, its heirs, successors and assigns.

IN WITNESS WHEREOF Miami-Dade County, a political subdivision of the State of Florida, by and through its County Mayor or County Mayor's designee, has caused these presents to be executed in its name and its official seal to be hereunto affixed, by its proper officers thereunto duly authorized, the ____ day of _____, 2024.

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

By: _____
COUNTY MAYOR OR DESIGNEE

ATTEST:

JUAN FERNANDEZ-BARQUIN, CLERK

Signed, sealed and delivered in the presence of:

By: _____
DEPUTY CLERK

Approved for legal sufficiency:

By: _____
Shannon D. Summerset
Assistant County Attorney

The foregoing was authorized by Resolution No. R- ____ -2__ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of ____, 202__.

IN WITNESS WHEREOF, the representative **GOULDS INVESTMENT GROUP LLC**, a Florida limited liability company, has caused this document to be executed by their respective and duly authorized representative on this 14th day of May, 2024, and it is hereby approved and accepted.

[Signature]
Witness/Attest
Printed Name: ELINOR LAPADULA
Address: 345 CATLOWIA AVE
CORAL GABLES FL 33134

[Signature]
By:
Name: Luis C Hinestroza
Title: Manager
Address: 112 Madeira Ave.
33134. Coral Gables

[Signature]
Witness/Attest
Printed Name: TULIO HINESTROZA
Address: 112 MADEIRA AVE.
CORAL GABLES FL 33134

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 14th day of May, 2024, by Luis Hinestroza as OWNER of **GOULDS INVESTMENT GROUP LLC**, a Florida limited liability company.



JASON GARCIA
Commission # HH 111010
Expires July 30, 2025
Bonded Thru Budget Notary Services

[Signature]
Signature
Jason Garcia
Printed Name
Notary Public, State of Florida

☐ Personally Known or ☐ Produced Identification
Type of Identification Produced

EXHIBIT A

FOLIO NUMBER

LEGAL DESCRIPTION

30-6912-008-1293	E130FT OF N1/2 TR 12 DIXIE PINES PB 31-51
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This Instrument Was Prepared By:
Shannon D. Summerset-Williams, Esq.
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Record and Return to:
Miami-Dade County
Public Housing and Community Development
701 NW 1st Court, 14th Floor Suite 1400
Miami, Florida 33136
Attention:

MIAMI-DADE COUNTY
DECLARATION OF RESTRICTIONS
(In Exchange for Release of Deed Restrictions)

WHEREAS, pursuant to Resolution No. _____, adopted by the Miami-Dade County Board of County Commissioners, on _____, **MIAMI-DADE COUNTY** a political subdivision of the State of Florida (hereinafter referred to as the "County"), is authorized to release the property bearing Folio No. 30-6912-008-1293 from the County Deed restrictions and Infill Housing Initiative Program as set forth in that certain County Deed executed by Miami-Dade County on the 5th day of December, 2003 and recorded in Official Records Book 21974 Pages 4910-4913, in the Public Records of Miami-Dade County, Florida on January 15, 2004, which property is currently owned by **GOULDS INVESTMENT GROUP LLC**, a Florida limited liability company, (hereinafter referred to as the "Owner"), whose address is 112 Madeira Avenue, Coral Gables, Florida, 33134 for the purposes outlined and pursuant to the conditions set forth in this Declaration of Restrictions between the Owner and the County (the "Declaration"); and

WHEREAS, on November 3, 2003, the Miami-Dade County Board of County Commissioners adopted Resolution No. R-1230-03, which authorized the conveyance to DODEC, Inc ("Original Grantee"), a County-owned property, located in County Commission District 9—specifically, property bearing Folio No. 30-6912-008-1293 (the "Property") —for the purpose of constructing one single family home to be sold to qualified household in accordance with the Miami-Dade Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, the County Deed which conveyed the Property, and which was recorded in Official Record Book 21974 Pages 4910-4913 of the Public Records of Miami-Dade County on January 15, 2004, contained a reverter provision which provided that the Property would revert to the County if the Original Grantee did not develop the Property with affordable housing within one year of the conveyance; and

WHEREAS, the Original Grantee did not develop the Property with affordable housing and failed to pay property taxes on the Property as required by the County Deed resulting in the sale of the Property via Tax Deed recorded in Official Record Book 30596 Page 2481 of the Public Records of Miami-Dade County on June 30, 2017 issued to MIME MITROPOULOS ("Tax Deed Owner"); and

WHEREAS, Tax Deed Owner conveyed the Property to Corsi USA, LLC (“Corsi”) via general warranty deed recorded in Official Record Book 31379 Page 4144 of the Public Records of Miami-Dade County on March 26, 2019; and

WHEREAS, Corsi conveyed the property to Goulds Investment Group LLC, a Florida limited liability company (“Owner”) via warranty deed recorded in Official Record Book 33652 Page 4863 of the Public Records of Miami-Dade County on April 2, 2023; and

WHEREAS, after taking ownership of the Property, the Owner advised the County that zoning for the Urban Center District Regulations, where the property is situated, no longer permits a single residential unit on the Property; and

WHEREAS, as an inducement to the County to release the Property from the Infill Housing Program restrictions allowing only a single residential unit to be built and the timeline restrictions set forth in the County Deed, the Owner has agreed to provide no less than 4 units of affordable housing for households with annual incomes that do not exceed 140% of area median income as defined by the U.S. Department of Housing and Urban Development for the Miami-Miami Beach-Kendall, FL HUD Metro FMR Area, adjusted for family size for 30 years; and

WHEREAS, the County desires to release the Property from the restrictions of the County Deed in consideration for Owner committing no less than 4 units of affordable rental housing as set forth herein,

WHEREAS, in connection with the release of deed restrictions as set forth above, for the housing development described below, the Owner agrees to maintain the rents on at least 4 units at certain prescribed rates, as set forth in this Declaration,

NOW, THEREFORE, for and in consideration of Ten dollars (\$10.00), the promises and covenants contained in this Declaration and for other good and valuable consideration received and acknowledged this ____ day of _____, 2024, the Owner, its successors and assigns, does hereby covenant and agree as follows:

**LEGAL DESCRIPTION
OF PROPERTY:**

The real property legally described and attached hereto in Exhibit A and located in Miami-Dade County (hereinafter referred to as the “Property”)

WITNESSETH:

- I. Owner agrees with respect to the Property for the period beginning on the date of recordation of this Declaration, and ending on the last day of the thirtieth (30th) year after the year in which the Project, as defined below, is completed, as evidenced by the issuance of a final Certificate of Occupancy, that:
 - a) Regardless of any maximum rent allowed, four (4) of the units (“Income Restricted Rental Units”) must have rents which are equal to or less than 30% of annual incomes

for households at 140% of median income, as defined by the U.S. Department of Housing and Urban Development for the Miami-Miami Beach-Kendall, FL HUD Metro FMR Area, adjusted for family size, minus tenant-paid utilities.

- b) This Declaration shall be a recorded restrictive covenant on the Property, and all buildings and other improvements constructed or to be constructed thereon (collectively, the "Project"). The subject matter of this Declaration and the covenants set forth herein touch and concern the Property. It is the intent of the parties that this Declaration and the covenants set forth herein run with the Property. This Declaration shall be binding on the Property, the Project, and all portions thereof, and upon any purchaser, grantee, transferee, owner or lessee or any portion thereof, and on the heirs, executors, administrators, devisees, successors and assigns of any purchaser, grantee, owner or lessee and on any other person or entity having any right, title or interest in the Property, the Project, or any portion thereof, for the length of time that this Declaration shall be in force. Owner hereby makes and declares these restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for the period stated in the preamble above, without regard to payment or satisfaction of any debt owed by Owner to the County or the expiration of any Contract between the Owner and the County.
- c) Owner agrees that upon any violation of the provisions of this Declaration, the County may give written notice thereof to the Owner, by registered mail, at the address stated in this Declaration, or such other address or addresses as may subsequently be designated by the Owner in writing to the County, and in the event Owner does not cure such default (or take measures reasonably satisfactory to the County to cure such default), within ninety (90) days after the date of notice, or within such further time as the County may determine is necessary for correction, the County may, without further notice, declare a default under this Declaration, and effective upon the date of such default, the County may:
 - i) Apply to any court, County, State or Federal, for any specific performance of this Declaration; for an injunction against the violation of this Declaration; or for such relief as may be appropriate since the injury to the County arising from a default remaining uncured under any of the terms of this Declaration would be irreparable, and the amount of damage would be difficult to ascertain.

Notwithstanding the foregoing, the County hereby agrees that any cure of any default made or tendered by the Owner's investor limited partner/managing member, shall be deemed to be a cure by Owner and shall be accepted or rejected on the same basis as if made or tendered by Owner.

- d) Owner further agrees that it will, during the term of this Declaration: furnish each resident of the Income Restricted Rental Units at the time of initial occupancy, a written notice that the rents to be charged for the purposes and services included in the rents are approved by the County pursuant to this Agreement; that they will maintain a file copy of such notice with a signed acknowledgment of receipt by each resident; and, that such notices will be made available for inspection by the County during regular business hours.
- e) Owner agrees that the units shall meet the energy efficiency standards promulgated by the Secretary of the United States Department of Housing and Urban Development (hereafter “HUD”).
- f) Owner agrees that all residential tenant leases of the affordable units shall (a) be for an initial term of not less than one year, (b) be renewed at the end of each term except for good cause or mutual agreement of Owner and residential tenant.

- II. The County and Owner agree that rents on the Income Restricted Rental Units may increase as median income increases as published by HUD. Any other adjustments to rents on the affordable units will be made only if the County (and HUD if applicable), in their sole and absolute discretion, find any adjustments necessary to support the continued financial viability of the Project and only by an amount that the County determines is necessary to maintain continued financial viability of the Project.

Owner will provide documentation to justify a rental increase request on the Income Restricted Rental Units not attributable to increases in median income. Within thirty (30) days of receipt of such documentation, the County will approve or deny, as the case may be, in its sole and absolute discretion, all or a portion of the rental increase in excess of the amount that is directly proportional to the most recent increase in Median Annual Income. In no event, however, will any increase directly proportional to an increase in Median Annual Income be denied.

In addition, thirty (30) days prior to the effective date of any rental increase, the Owner shall furnish the County with notification provided to tenants advising them of the increase.

- III. Except as otherwise noted, all parties expressly acknowledge that the County shall perform all actions required to be taken by Miami-Dade County pursuant to Paragraphs 4, 5, 6 and 7, hereof for the purpose of monitoring and implementing all the actions required under this Declaration.

- IV. Occupancy Reports.

The Owner shall, on an annual basis, furnish PHCD with an occupancy report, which provides the following information with respect to the Income Restricted Rental Units:

- A) At the end date of each reporting period, a list of all occupied apartments to include but not limited to the following:

- 1. Composition of each resident family,

2. Families moving into, already living in, or who have recently lived in Public Housing; or the Section 8 Rental Certificate, Rental Voucher, or Moderate Rehabilitation Programs,
 3. Income requirements,
 4. Eligibility factors, e.g. credit history, criminal background, etc.
 5. Demographic information to include racial and ethnic makeup of the tenants, and
 6. Steps taken to make the Property accessible to the disabled, including but not limited to the steps taken by the Owner to comply with all applicable laws and regulations such as the federal, state and local fair housing laws, the Americans with Disabilities Act and the Uniform Federal Accessibility Standards requirements.
- B) A list of all vacant apartments, as of the end date of the reporting period.
- C) The total number of vacancies that occurred during the reporting period.
- D) The total number of units that were re-rented during the reporting period, stating family size and income.
- E) The Owner shall upon written request of the County allow representatives of the County to review and copy any and all of tenant files of the Income Restricted Rental Units, including but not limited to executed leases and tenant income information.

V. Inspections

Pursuant to 42 U.S.C. § 12755, the Owner shall maintain the Property in compliance with all applicable federal housing quality standards, receipt of which is acknowledged by the Owner, and contained in Sec. 17-1, et seq., Code of Miami-Dade County, pertaining to minimum housing standards (collectively, "Housing Standards").

- A) the County shall annually inspect the Income Restricted Rental Units and common areas, to determine if the Property is being maintained in compliance with federal Housing Quality Standards and any applicable Dade County Minimum Housing Codes. The Owner will be furnished a copy of the results of the inspection within thirty (30) days, and will be given thirty (30) days from receipt to correct any deficiencies or violations of the property standards of the Dade County Minimum Housing Codes or Housing Standards.
- B) At other times, at the request of the Owner or of any tenant of an Income Restricted Rental Unit, the County may inspect any Income Restricted Rental Unit for violations to the property standards of any applicable Dade County Minimum Housing Codes or Housing Standards. The tenant and the Owner will be provided with the results of the inspection and the time and method of compliance and corrective action that must be taken.

- C) The Income Restricted Rental Units shall contain at least one bedroom of appropriate size for each two persons.

VI. Lease Agreement, Selection Policy and Management Plan

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

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

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

The Owner, its agents and/or representatives, shall provide written notice to the County related to the availability of rental opportunities, including, but not limited to, the number of available units, bedroom size, and rental prices of such rental units at the start of any leasing activity, and after issuance of certificate of occupancy. The Owner, its agents and/or representatives shall also provide the County with the contact information for the Owner, its, agents and/or representatives.

VII. Action By or Notice to the County

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

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

Copies to:

Miami-Dade Public Housing and Community Development
701 N. W. 1 Court
14th Floor
Miami, Florida 33136
Attn: Director, Housing Development and Loan Administration Division

Miami-Dade County Attorney's Office
111 N.W. 1 Street
Suite 2810
Miami, Florida 33128

or any of their successor agencies or departments.

XIII. Recourse:

In the event of a default by the Owner under this Declaration, Lender shall have all remedies available to it at law and equity, after applicable notice and cure periods.

IX. Rights of Third Parties:

Except as provided herein, all conditions of the County hereunder are imposed solely and exclusively for the benefit of the County and its successors and assigns, and no other person shall have standing to require satisfaction of such conditions and no other person shall under any circumstances, be deemed to be a beneficiary of this Declaration, any provisions of which may be freely waived in whole or in part by the County at any time if, in their sole discretion, they deem it desirable to do so. In particular, the County make no representations and assume

no duties or obligations as to third parties concerning the quality of the construction by the Owner of the Property or the absence therefrom of defects.

SIGNATURES APPEAR ON FOLLOWING PAGES

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

OWNER:

GOULDS INVESTMENT GROUP LLC, a Florida limited partnership

ELIAS
Witness/Attest
Printed Name: ELIAS LAPADULA
Address: 345 CATALONIA AVE
CORAL GABLES FL 33134

[Signature]
By:
Name: Luis Hinestroza
Title: Manager
Address: 112 Madeira Ave
33134 Coral Gables

[Signature]
Witness/Attest
Printed Name: TULIO HINESTROZA
Address: 112 MADEIRA AVE
CORAL GABLES FL 33134

STATE OF Florida)
COUNTY OF Miami-Dade)

The foregoing was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 14th day of May, 2024, by Luis Hinestroza as OWNER of GOULDS INVESTMENT GROUP LLC, the managing member of GOULDS INVESTMENT GROUP LLC a Florida limited partnership, who is personally known to me or who produced FL DRIVER LICENSE as identification.

WITNESSETH my hand and official seal in the State and County above, this 14th day of May, 2024.

[Signature]
Notary Public, State of Florida at Large

My commission expires:



JASON GARCIA
Commission # HH 111010
Expires July 30, 2025
Bonded Thru Budget Notary Services

MIAMI-DADE COUNTY, FLORIDA

By: _____
COUNTY MAYOR OR DESIGNEE

ATTEST:

JUAN FERNANDEZ-BARQUIN, CLERK

By: _____
DEPUTY CLERK

Approved for legal sufficiency:

By: _____
Shannon D. Summerset-Williams
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -2__ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 202__.

EXHIBIT A

FOLIO NUMBER

LEGAL DESCRIPTION

30-6912-008-1293	E130FT OF N1/2 TR 12 DIXIE PINES PB 31-51
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CFN 2024R0642075
DR BK 34374 Pgs 4027-4030 (4Pgs)
RECORDED 08/22/2024 11:58:08
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

This Instrument Was Prepared By:
Shannon D. Summerset-Williams, Esq.
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Record and Return to:
Miami-Dade County
Public Housing and Community Development
701 NW 1st Court, 14th Floor Suite 1400
Miami, Florida 33136
Attention:

RELEASE OF COUNTY DEED RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That Miami-Dade County, a political subdivision of the State of Florida, acting by and through the Board of County Commissioners and existing under the laws of the State of Florida has reverter rights in a certain parcel of land, which was conveyed to DODEC, Inc., by that certain County Deed executed by Miami-Dade County on the 5th day of December, 2003 and recorded in Official Records Book 21974 Pages 4910-4913, in the Public Records of Miami-Dade County, Florida on January 15, 2004 for sum of Ten Dollars and No. Cents (U.S. \$10.00) and certain promises and obligations set forth in said County Deed, upon the property more fully described in Exhibit A attached hereto and incorporated herein by reference.

Miami-Dade County hereby acknowledges the release of said County Deed restrictions, and surrenders the same as canceled, and hereby directs the clerk of the said Circuit Court to cancel the same of record. Such County Deed restrictions, are being released in exchange for and replaced by the restrictions set forth in that certain Declaration of Restrictions, dated of even date herewith, between Miami-Dade County and the current owner of the property, **GOULDS INVESTMENT GROUP LLC**, a Florida limited liability company, its heirs, successors and assigns.



IN WITNESS WHEREOF Miami-Dade County, a political subdivision of the State of Florida, by and through its County Mayor or County Mayor's designee, has caused these presents to be executed in its name and its official seal to be hereunto affixed, by its proper officers thereunto duly authorized, the 19 day of August, 2024.

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

By: [Signature]
COUNTY MAYOR OR DESIGNEE



ATTEST:

JUAN FERNANDEZ-BARQUIN,
Clerk of the Court and Comptroller

Signed, sealed and delivered in the presence of:

By: [Signature]
(Deputy Clerk Signature)

Print Name: Anthony Lavadie - e302751

Date: 8/19/2024

Approved for legal sufficiency:

By: [Signature]
Shannon D. Summerset-Williams
Assistant County Attorney

The foregoing was authorized by Resolution No. **R-626-24** approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 2nd day of July, 2024.



IN WITNESS WHEREOF, the representative GOULDS INVESTMENT GROUP LLC, a Florida limited liability company, has caused this document to be executed by their respective and duly authorized representative on this _____ day of _____, 2024, and it is hereby approved and accepted.

C. Rm
Witness/Attest
Printed Name: Cristian Rodriguez
Address: 1825 Ponce De Leon Blvd
Coral Gables FL 33134

By: ELIAS
Name: ELIAS LAPADULA
Title: PRESIDENT OF STARCON, INC.
Address: 112 MADEIRA AVE
CORAL GABLES FL 33134

[Signature]
Witness/Attest
Printed Name: Eason Garcia
Address: 1825 Ponce De Leon Blvd
Coral Gables FL 33134

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 25th day of July, 2024, by Elias Lapadula as Owner of GOULDS INVESTMENT GROUP LLC, a Florida limited liability company.



ACHILLES PEREZ
Commission # HH 193950
Expires November 26, 2025
Bonded Thru Budget Notary Services

[Signature]
Signature
Achilles Perez
Printed Name
Notary Public, State of Florida

☒ Personally Known or ☒ Produced Identification
Type of Identification Produced Florida Drivers License



EXHIBIT A

FOLIO NUMBER

LEGAL DESCRIPTION

30-6912-008-1293	E130FT OF N1/2 TR 12 DIXIE PINES PB 31-51
------------------	--

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I hereby certify that the foregoing is a
true and correct copy of the original on
file in this office 8/22 AD, 20 24
JUAN FERNANDEZ-BARQUIN, Clerk of the
Court and Comptroller, Miami-Dade County

Deputy Clerk

Jessie Merritt #310229





This Instrument Was Prepared By:
Shannon D. Summerset-Williams, Esq.
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

CFN 2024R0644915
OR BK 34376 Pgs 1667-1677 (11Pgs)
RECORDED 08/23/2024 09:21:29
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

Record and Return to:
Miami-Dade County
Public Housing and Community Development
701 NW 1st Court, 14th Floor Suite 1400
Miami, Florida 33136
Attention:

MIAMI-DADE COUNTY
DECLARATION OF RESTRICTIONS
(In Exchange for Release of Deed Restrictions)

WHEREAS, pursuant to Resolution No. R-626-24, adopted by the Miami-Dade County Board of County Commissioners, on 7/2/24, **MIAMI-DADE COUNTY** a political subdivision of the State of Florida (hereinafter referred to as the "County"), is authorized to release the property bearing Folio No. 30-6912-008-1293 from the County Deed restrictions and Infill Housing Initiative Program as set forth in that certain County Deed executed by Miami-Dade County on the 5th day of December, 2003 and recorded in Official Records Book 21974 Pages 4910-4913, in the Public Records of Miami-Dade County, Florida on January 15, 2004, which property is currently owned by **GOULDS INVESTMENT GROUP LLC**, a Florida limited liability company, (hereinafter referred to as the "Owner"), whose address is 112 Madeira Avenue, Coral Gables, Florida, 33134 for the purposes outlined and pursuant to the conditions set forth in this Declaration of Restrictions between the Owner and the County (the "Declaration"); and

WHEREAS, on November 3, 2003, the Miami-Dade County Board of County Commissioners adopted Resolution No. R-1230-03, which authorized the conveyance to DODEC, Inc ("Original Grantee"), a County-owned property, located in County Commission District 9—specifically, property bearing Folio No. 30-6912-008-1293 (the "Property") —for the purpose of constructing one single family home to be sold to qualified household in accordance with the Miami-Dade Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, the County Deed which conveyed the Property, and which was recorded in Official Record Book 21974 Pages 4910-4913 of the Public Records of Miami-Dade County on January 15, 2004, contained a reverter provision which provided that the Property would revert to the County if the Original Grantee did not develop the Property with affordable housing within one year of the conveyance; and

WHEREAS, the Original Grantee did not develop the Property with affordable housing and failed to pay property taxes on the Property as required by the County Deed resulting in the sale of the Property via Tax Deed recorded in Official Record Book 30596 Page 2481 of the Public Records of Miami-Dade County on June 30, 2017 issued to MIME MITROPOULOS ("Tax Deed Owner"); and



WHEREAS, Tax Deed Owner conveyed the Property to Corsi USA, LLC ("Corsi") via general warranty deed recorded in Official Record Book 31379 Page 4144 of the Public Records of Miami-Dade County on March 26, 2019; and

WHEREAS, Corsi conveyed the property to Goulds Investment Group LLC, a Florida limited liability company ("Owner") via warranty deed recorded in Official Record Book 33652 Page 4863 of the Public Records of Miami-Dade County on April 2, 2023; and

WHEREAS, after taking ownership of the Property, the Owner advised the County that zoning for the Urban Center District Regulations, where the property is situated, no longer permits a single residential unit on the Property; and

WHEREAS, as an inducement to the County to release the Property from the Infill Housing Program restrictions allowing only a single residential unit to be built and the timeline restrictions set forth in the County Deed, the Owner has agreed to provide no less than 4 units of affordable housing for households with annual incomes that do not exceed 140% of area median income as defined by the U.S. Department of Housing and Urban Development for the Miami-Miami Beach-Kendall, FL HUD Metro FMR Area, adjusted for family size for 30 years; and

WHEREAS, the County desires to release the Property from the restrictions of the County Deed in consideration for Owner committing no less than 4 units of affordable rental housing as set forth herein,

WHEREAS, in connection with the release of deed restrictions as set forth above, for the housing development described below, the Owner agrees to maintain the rents on at least 4 units at certain prescribed rates, as set forth in this Declaration,

NOW, THEREFORE, for and in consideration of Ten dollars (\$10.00), the promises and covenants contained in this Declaration and for other good and valuable consideration received and acknowledged this 25 day of July, 2024, the Owner, its successors and assigns, does hereby covenant and agree as follows:

**LEGAL DESCRIPTION
OF PROPERTY:**

The real property legally described and attached hereto in Exhibit A and located in Miami-Dade County (hereinafter referred to as the "Property")

WITNESSETH:

- I. Owner agrees with respect to the Property for the period beginning on the date of recordation of this Declaration, and ending on the last day of the thirtieth (30th) year after the year in which the Project, as defined below, is completed, as evidenced by the issuance of a final Certificate of Occupancy, that:
 - a) Regardless of any maximum rent allowed, four (4) of the units ("Income Restricted Rental Units") must have rents which are equal to or less than 30% of annual incomes



for households at 140% of median income, as defined by the U.S. Department of Housing and Urban Development for the Miami-Miami Beach-Kendall, FL HUD Metro FMR Area, adjusted for family size, minus tenant-paid utilities.

- b) This Declaration shall be a recorded restrictive covenant on the Property, and all buildings and other improvements constructed or to be constructed thereon (collectively, the "Project"). The subject matter of this Declaration and the covenants set forth herein touch and concern the Property. It is the intent of the parties that this Declaration and the covenants set forth herein run with the Property. This Declaration shall be binding on the Property, the Project, and all portions thereof, and upon any purchaser, grantee, transferee, owner or lessee or any portion thereof, and on the heirs, executors, administrators, devisees, successors and assigns of any purchaser, grantee, owner or lessee and on any other person or entity having any right, title or interest in the Property, the Project, or any portion thereof, for the length of time that this Declaration shall be in force. Owner hereby makes and declares these restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for the period stated in the preamble above, without regard to payment or satisfaction of any debt owed by Owner to the County or the expiration of any Contract between the Owner and the County.
- c) Owner agrees that upon any violation of the provisions of this Declaration, the County may give written notice thereof to the Owner, by registered mail, at the address stated in this Declaration, or such other address or addresses as may subsequently be designated by the Owner in writing to the County, and in the event Owner does not cure such default (or take measures reasonably satisfactory to the County to cure such default), within ninety (90) days after the date of notice, or within such further time as the County may determine is necessary for correction, the County may, without further notice, declare a default under this Declaration, and effective upon the date of such default, the County may:
 - i) Apply to any court, County, State or Federal, for any specific performance of this Declaration; for an injunction against the violation of this Declaration; or for such relief as may be appropriate since the injury to the County arising from a default remaining uncured under any of the terms of this Declaration would be irreparable, and the amount of damage would be difficult to ascertain.

Notwithstanding the foregoing, the County hereby agrees that any cure of any default made or tendered by the Owner's investor limited partner/managing member, shall be deemed to be a cure by Owner and shall be accepted or rejected on the same basis as if made or tendered by Owner.



- d) Owner further agrees that it will, during the term of this Declaration: furnish each resident of the Income Restricted Rental Units at the time of initial occupancy, a written notice that the rents to be charged for the purposes and services included in the rents are approved by the County pursuant to this Agreement; that they will maintain a file copy of such notice with a signed acknowledgment of receipt by each resident; and, that such notices will be made available for inspection by the County during regular business hours.
- e) Owner agrees that the units shall meet the energy efficiency standards promulgated by the Secretary of the United States Department of Housing and Urban Development (hereafter "HUD").
- f) Owner agrees that all residential tenant leases of the affordable units shall (a) be for an initial term of not less than one year, (b) be renewed at the end of each term except for good cause or mutual agreement of Owner and residential tenant.

- II. The County and Owner agree that rents on the Income Restricted Rental Units may increase as median income increases as published by HUD. Any other adjustments to rents on the affordable units will be made only if the County (and HUD if applicable), in their sole and absolute discretion, find any adjustments necessary to support the continued financial viability of the Project and only by an amount that the County determines is necessary to maintain continued financial viability of the Project.

Owner will provide documentation to justify a rental increase request on the Income Restricted Rental Units not attributable to increases in median income. Within thirty (30) days of receipt of such documentation, the County will approve or deny, as the case may be, in its sole and absolute discretion, all or a portion of the rental increase in excess of the amount that is directly proportional to the most recent increase in Median Annual Income. In no event, however, will any increase directly proportional to an increase in Median Annual Income be denied.

In addition, thirty (30) days prior to the effective date of any rental increase, the Owner shall furnish the County with notification provided to tenants advising them of the increase.

- III. Except as otherwise noted, all parties expressly acknowledge that the County shall perform all actions required to be taken by Miami-Dade County pursuant to Paragraphs 4, 5, 6 and 7, hereof for the purpose of monitoring and implementing all the actions required under this Declaration.

- IV. Occupancy Reports.

The Owner shall, on an annual basis, furnish PHCD with an occupancy report, which provides the following information with respect to the Income Restricted Rental Units:

- A) At the end date of each reporting period, a list of all occupied apartments to include but not limited to the following:

- 1. Composition of each resident family,



2. Families moving into, already living in, or who have recently lived in Public Housing; or the Section 8 Rental Certificate, Rental Voucher, or Moderate Rehabilitation Programs,
 3. Income requirements,
 4. Eligibility factors, e.g. credit history, criminal background, etc.
 5. Demographic information to include racial and ethnic makeup of the tenants, and
 6. Steps taken to make the Property accessible to the disabled, including but not limited to the steps taken by the Owner to comply with all applicable laws and regulations such as the federal, state and local fair housing laws, the Americans with Disabilities Act and the Uniform Federal Accessibility Standards requirements.
- B) A list of all vacant apartments, as of the end date of the reporting period.
 - C) The total number of vacancies that occurred during the reporting period.
 - D) The total number of units that were re-rented during the reporting period, stating family size and income.
 - E) The Owner shall upon written request of the County allow representatives of the County to review and copy any and all of tenant files of the Income Restricted Rental Units, including but not limited to executed leases and tenant income information.

V. Inspections

Pursuant to 42 U.S.C. § 12755, the Owner shall maintain the Property in compliance with all applicable federal housing quality standards, receipt of which is acknowledged by the Owner, and contained in Sec. 17-1, et seq., Code of Miami-Dade County, pertaining to minimum housing standards (collectively, "Housing Standards").

- A) the County shall annually inspect the Income Restricted Rental Units and common areas, to determine if the Property is being maintained in compliance with federal Housing Quality Standards and any applicable Dade County Minimum Housing Codes. The Owner will be furnished a copy of the results of the inspection within thirty (30) days, and will be given thirty (30) days from receipt to correct any deficiencies or violations of the property standards of the Dade County Minimum Housing Codes or Housing Standards.
- B) At other times, at the request of the Owner or of any tenant of an Income Restricted Rental Unit, the County may inspect any Income Restricted Rental Unit for violations to the property standards of any applicable Dade County Minimum Housing Codes or Housing Standards. The tenant and the Owner will be provided with the results of the inspection and the time and method of compliance and corrective action that must be taken.



- C) The Income Restricted Rental Units shall contain at least one bedroom of appropriate size for each two persons.

VI. Lease Agreement, Selection Policy and Management Plan

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

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

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



The Owner, its agents and/or representatives, shall provide written notice to the County related to the availability of rental opportunities, including, but not limited to, the number of available units, bedroom size, and rental prices of such rental units at the start of any leasing activity, and after issuance of certificate of occupancy. The Owner, its agents and/or representatives shall also provide the County with the contact information for the Owner, its, agents and/or representatives.

VII. Action By or Notice to the County

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

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

Copies to:

Miami-Dade Public Housing and Community Development
701 N. W. 1 Court
14th Floor
Miami, Florida 33136
Attn: Director, Housing Development and Loan Administration Division

Miami-Dade County Attorney's Office
111 N.W. 1 Street
Suite 2810
Miami, Florida 33128

or any of their successor agencies or departments.

XIII. Recourse:

In the event of a default by the Owner under this Declaration, Lender shall have all remedies available to it at law and equity, after applicable notice and cure periods.

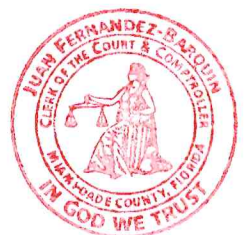
IX. Rights of Third Parties:

Except as provided herein, all conditions of the County hereunder are imposed solely and exclusively for the benefit of the County and its successors and assigns, and no other person shall have standing to require satisfaction of such conditions and no other person shall under any circumstances, be deemed to be a beneficiary of this Declaration, any provisions of which may be freely waived in whole or in part by the County at any time if, in their sole discretion, they deem it desirable to do so. In particular, the County make no representations and assume



no duties or obligations as to third parties concerning the quality of the construction by the Owner of the Property or the absence therefrom of defects.

SIGNATURES APPEAR ON FOLLOWING PAGES



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

OWNER:

GOULDS INVESTMENT GROUP LLC, a Florida limited partnership

C.R.W.
Witness/Attest
Printed Name: Cristian Rodriguez
Address: 1825 Ponce De Leon Blvd
Coral Gables FL 33134

By: ELG.
Name: ELIAS LAPADULA
Title: PRESIDENT OF STARBON, INC.
Address: 112 MADEIRA AVE
CORAL GABLES FL 33134

[Signature]
Witness/Attest
Printed Name: Jason Garcia
Address: 1825 Ponce De Leon Blvd
Coral Gables FL 33134

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 25th day of July, 2024, by Elias Lapadula as President of Starbon, INC., a Goulds Investments Group the managing member of GOULDS INVESTMENT GROUP LLC a Florida limited partnership, who is personally known to me or who produced Florida Drivers License as identification.

WITNESSETH my hand and official seal in the State and County above, this 25th day of July, 2024.



ACHILLES PEREZ
Commission # HH 193950
Expires November 26, 2025
Bonded Thru Budget Notary Services

[Signature] Achilles Perez
Notary Public, State of FL at Large

My commission expires: NOV 26, 2025



MIAMI-DADE COUNTY, FLORIDA

By: [Signature]
COUNTY MAYOR OR DESIGNEE



ATTEST:

JUAN FERNANDEZ-BARQUIN,
Clerk of the Court and Comptroller

Signed, sealed and delivered in the presence of:

By: [Signature]
(Deputy Clerk Signature)

Print Name: Anthony Lavadie - e302751

Date: 8/19/2024

Approved for legal sufficiency:

By: [Signature]
Shannon D. Summerset-Williams
Assistant County Attorney

The foregoing was authorized by Resolution No. **R-626-24** approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 2nd day of July, 2024.



EXHIBIT A

FOLIO NUMBER

LEGAL DESCRIPTION

30-6912-008-1293	E130FT OF N1/2 TR 12 DIXIE PINES PB 31-51
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STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I hereby certify that the foregoing is a
true and correct copy of the original on
file in this office AUG 23 2020, 20__

JUAN FERNANDEZ-BARQUIN, Clerk of the
Court and Comptroller, Miami-Dade County

Deputy Clerk T. Arnold



TANASHIA ARNOLD #201144