

MEMORANDUM

Agenda Item No. 8(O)(2)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: December 2, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving, pursuant to section 125.37, Florida Statutes, an agreement to exchange a portion of property owned by the County located at 11345 SW 2nd Street, Sweetwater, Florida for a portion of property located at 160 SW 113 Court, Sweetwater, Florida owned by Julio J. and Marialina Montes De Oca, which properties have been appraised at equal value; authorizing the County Mayor to execute the exchange of property agreement, to exercise any and all rights conferred therein, and to take all other actions necessary to effectuate same; and authorizing the Chairman or Vice-Chairman of the Board to execute a County Deed and to accept conveyance of the property to be received from the Montes De Ocas

Resolution No. R-1158-25

The accompanying resolution was prepared by the Water and Sewer Department and placed on the agenda at the request of Prime Sponsor Commissioner Juan Carlos Bermudez.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001

Memorandum



Date: December 2, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Resolution Authorizing an Agreement to Exchange Property between Julio J. and Marialina Montes De Oca and Miami-Dade County pursuant to section 125.37, Florida Statutes, and Authorizing Execution of a County Deed

Executive Summary

This item seeks authorization from the Board of County Commissioners (the Board), pursuant to section 125.37, Florida Statutes, to authorize the County Mayor or County Mayor's designee to enter into an agreement to exchange property between Miami-Dade County (the County) and Julio J. and Marialina Montes De Oca (collectively, the Montes de Ocas) in order to correct mutual property encroachments (the Agreement). The parcels that will be exchanged are of equal value; therefore, no monies will be exchanged for the land.

The Miami-Dade Water and Sewer Department (WASD) established a Pump Station Improvement Program to upgrade the wastewater collection and transmission system as part of the Consent Decree that the County entered into with the U.S. Environmental Protection Agency (U.S. EPA), the State of Florida and the Florida Department of Environmental Protection (FDEP) in 2013 that was approved by the United States District Court for the Southern District of Florida in 2014 (the Consent Decree). As part of the Consent Decree, WASD initiated the design phase for the upgrade to Pump Station 0142 (PS-0142). During this process, it was discovered that a portion of PS-0142 was encroaching onto the adjacent property owned by the Montes de Ocas, and a fence belonging to the Montes De Ocas was encroaching on the County's property.

To address these encroachments and correct the respective legal descriptions for the properties at issue, a property exchange is recommended. Under the Agreement, the County will convey to the Montes De Ocas the small portion of land on which their fence is encroaching on the County's property, and, in exchange, the Montes de Ocas will convey to the County the similarly-sized portion of their property upon which the County's PS-0142 is encroaching. This mutually beneficial exchange is in the County's best interest and will allow the planned PS-0142 upgrades to proceed as scheduled in early 2026.

This Agreement supports WASD's ongoing efforts to strengthen the County's wastewater infrastructure. By resolving long-standing property encroachments and clarifying legal property boundaries, WASD can move forward with critical upgrades to PS-0142 that are essential for ensuring regulatory compliance and operational reliability. This exchange also improves the accuracy of infrastructure records, which helps engineers and field crews avoid future construction conflicts, reduces legal and maintenance risks, and enhances the Department's ability to plan for future growth.

Recommendation

It is recommended that the Board approve the attached resolution authorizing the County Mayor or County Mayor's designee, pursuant to section 125.37, Florida Statutes, to enter into an Agreement with the Montes de Ocas to exchange a portion of the County's property for a portion of the Montes de Ocas' property. A copy of the Agreement is attached hereto as Exhibit 1.

Scope

The County-owned property is located at 11345 S.W. 2 Street, Sweetwater, Florida, 33174 (bearing Folio No. 25-4006-028-0410), and the property owned by the Montes de Ocas is located at 160 S.W. 113 Court, Sweetwater Florida, 33174 (bearing Folio No. 25-4006-028-0120). Both parcels are located in Commission District 12, which is represented by Commissioner Juan Carlos “JC” Bermudez.

Fiscal Impact/Funding Source

There will be a minimal fiscal impact to the County of approximately \$150.00, which will cover the closing costs and recording fees for the exchange of the parcels. This is a one-time transaction between the County and the Montes de Ocas that will result in an equal exchange of properties; therefore, no monies will be exchanged for the land.

There will be no impact to the General Fund. The Agreement will be funded from WASD’s Fiscal Year 2025-2026 Adopted Budget and Multi-Year Capital Plan under Pump Stations Resilience Program (PSRP), Program #2000000784, Volume #3, Page #107.

Track Record/Monitoring

WASD’s Chief of Intergovernmental Affairs, Patty Palomo, will manage the administration of the exchange of properties.

Delegation of Authority

The item authorizes the County Mayor or the County Mayor’s designee to execute the attached Agreement and to exercise any and all rights conferred therein. It also authorizes the Chairperson or Vice-Chairperson of the Board to execute the County Deed in substantially the form attached to the Agreement as Exhibit D.

Background

On April 9, 2014, the United States District Court for the Southern District of Florida authorized a Consent Decree for improvements to the County’s wastewater collection and treatment system. As part of the Consent Decree, WASD established a Pump Station Improvement Program to upgrade the wastewater collection and transmission system, including pump stations and force mains. As a result, WASD initiated the design phase for the upgrade to PS-0142. During this process, it was discovered that a portion of PS-0142 was encroaching onto the adjacent property owned by the Montes de Ocas. Simultaneously, a fence belonging to the Montes De Ocas was found to encroach upon the County property.

Exchanging the affected areas will correct both legal descriptions and the ownership of the properties. By exchanging properties, WASD will have full access to the PS-0142 site in order to upgrade, operate and maintain the pump station, as needed.

The property to be conveyed by the County to the Montes De Ocas is a portion of Folio No. 25-4006-028-0410. Exhibit A to the Agreement includes the legal description and a sketch of the County’s property and shows the area to be exchanged. The property to be conveyed by the Montes De Ocas to the County is a portion of Folio No. 25-4006-028-0120. Exhibit B to the Agreement includes the legal description and a sketch of the Montes de Ocas’ property and shows the area to be exchanged. A County-approved appraiser has determined the parcels to be exchanged are of equal value; each parcel is appraised at \$5,730.00. A copy of the appraisal is attached hereto as Exhibit 2.

Pursuant to the Agreement, the County property will be conveyed by County Deed, and the Montes De Ocas’ property will be conveyed by Quit Claim Deed. A copy of the Quit Claim Deed is attached to the Agreement as Exhibit C, and a copy of the County Deed is attached to the Agreement as Exhibit D.

Pursuant to section 125.37, Florida Statutes, whenever, in the opinion of the Board, the County holds and possesses any real property, not needed for County purposes, and such property may be to the best interest of the County exchanged for other real property, which the County may desire to acquire for County purposes, the Board is authorized and empowered to make such an exchange. As required by section 125.37, Florida Statutes, notice of the exchange of these properties has been published once a week for at least 2 weeks in a newspaper of circulation within the County. In addition, on July 18, 2023, the City of Sweetwater approved the Waiver of Plat via Resolution Number 4966.

A handwritten signature in black ink, reading "Roy Coley". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Roy Coley
Chief Utilities & Regulatory Services Officer

EXHIBIT 1

**AGREEMENT TO EXCHANGE PROPERTY
BETWEEN
MIAMI-DADE COUNTY
AND
JULIO J MONTES DE OCA AND MARIALINA MONTES DE OCA**

This Agreement is made this _____ day of _____, 2025 (the “Effective Date”), by and between Miami-Dade County, a political subdivision of the State of Florida (hereinafter, the “County”), and Julio J and Marialina Montes de Oca (hereinafter, the “Montes de Ocas”) (collectively, with the County, the “Parties”).

RECITALS

WHEREAS, the County owns real property located at 11345 S.W. 2nd Street, Sweetwater, Florida, bearing Folio Number 25-4006-028-0410 (hereinafter, the “County-Owned Parcel”); and

WHEREAS, County Pump Station 142 (“PS 142”) is located on the County-Owned Parcel; and

WHEREAS, the Montes de Ocas own real property located at 160 S.W. 113 Court, Sweetwater, Florida, bearing Folio Number 25-4006-028-0120 (hereinafter, the “Montes de Oca Parcel”), which abuts the County-Owned Parcel; and

WHEREAS, the Miami-Dade Water and Sewer Department (WASD) established a Pump Station Improvement Program to upgrade the wastewater collection and transmission system including pump stations and force mains pursuant to Section 24-42.3 of the Code of Miami-Dade County and the County’s current Consent Decree with the United States Environmental Protection Agency, the State of Florida, and the Florida Department of Environmental Protection; and

WHEREAS, in order to bring PS 142 into compliance with the requirements and regulations set forth in the Consent Decree between the County and the United States Environmental Protection Agency, the State of Florida, and the Florida Department of Environmental Protection, the County must upgrade PS 142; and

WHEREAS, during the design phase of the proposed upgrades, it was discovered that part of PS 142 is encroaching the Montes de Oca parcel; and

WHEREAS, it was also revealed that the Montes de Ocas had built a fence on a portion of the County-Owned Parcel; and

WHEREAS, the County needs to acquire ownership to the small portion of Montes de Oca Parcel on which PS 142 now sits; and

WHEREAS, in order to assist the County, Montes de Oca are willing to exchange the small portion of their property on which PS 142 now sits for a similar-sized strip of the County-Owned Parcel that abuts their land; and

WHEREAS, both pieces of real property to be exchanged have been appraised by a County-approved appraiser and were each valued at \$5,730.00; and

WHEREAS, Section 125.37, Florida Statutes, allows the County to exchange real property for other real property if it is in the County's best interest and the County property to be exchanged is not needed for any other County purpose,

NOW, THEREFORE, in consideration of the foregoing recitals, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

TERMS

1. PROPERTIES TO BE EXCHANGED.

(A) The County hereby promises and agrees to convey to the Montes De Ocas a County-owned strip of Lot 12 Block 1 of "Sweetwater Hills" according to the plat thereof, as recorded in Plat Book 109 at Page 75 of the Public Records of Miami-Dade County, Florida, being a portion of Folio Number 25-4006-028-0410, located at 11345 SW 2nd Street, Sweetwater, Florida, more particularly described in Exhibit A, which is attached.

(B) The Montes De Ocas hereby promise and agree to convey to the County a portion of Tract "A" of "Sweetwater Hills", according to the plat thereof, as recorded in Plat Book 109 at Page 75, of the Public Records of Miami-Dade County, Florida, being a portion of Folio Number 25-4006-028-0120, more particularly described in Exhibit B, which is attached hereto.

(C) Within sixty (60) days of the Effective Date of this Agreement, the Parties shall exchange deeds to the real property depicted on Exhibits A and B. The Montes de Ocas shall convey the portion of Montes de Oca Parcel to be exchanged by Quit Claim, in substantially the form attached hereto as Exhibit C, and the County shall convey the portion of the County-Owned Parcel to be exchanged by County Deed, in substantially the form attached hereto as Exhibit D.

(D) With regard to their property, WASD has provided the Montes de Ocas with legal descriptions and parcel sketches which are acceptable to both Parties. In the event that the condition of title is objectionable to the County for any reason, the Montes de Ocas shall have the right, but not the obligation, to deliver or cause to be delivered to the County, at the Montes de Ocas' expense, such deeds, releases, affidavits or other title instruments as may be required to cure the title objections. Should the Montes de Ocas fail or be unwilling to cure the title objections within thirty (30) days, the County may elect to terminate this Agreement by giving written notice of such intent, upon which both Parties shall be released of all obligations with respect to each other under this Agreement.

(E) The Parties shall have the immediate right to possession of the respective property after recordation of the respective deeds.

(F) Neither Party makes any warranties or representations as to the condition of, or the fitness of, their respective properties for any particular use or purpose. Both Parties accept the properties to be exchanged in "AS IS, WHERE IS CONDITION."

2. VALUATION OF COUNTY-OWNED PARCEL AND THE MONTES DE OCA PARCEL

For purposes of this Agreement, the Montes de Ocas and the County acknowledge and agree that, as of the Effective Date, the parcels to be exchanged, as more particularly described in Section (1)(A) and (B) above, are both valued at \$5,730.00 based on an appraisal performed by a County-approved appraiser. A copy of the appraisal for each parcel is attached hereto as Exhibit E.

3. CONSIDERATION FOR EXCHANGE

The Parties acknowledge and agree that no cash consideration will be paid by either Party. The Montes de Ocas and the County agree it is the intent of the Parties hereto that this transaction does not represent individual sales of properties, but to the contrary, is one interdependent transaction constituting a fair exchange of properties for good and valuable consideration.

4. NOTICE

All notices that are required or desired to be given hereunder shall be in writing and shall be deemed given: (i) upon the day of personal delivery or refusal to accept personal delivery; or (ii) upon confirmed delivery of a facsimile transmission; or (iii) one Business Day after deposit with a nationally recognized overnight courier service marked for overnight delivery; or (iv) three Business Days after deposit in a United States Postal receptacle if sent certified mail, return receipt requested. Any of the foregoing methods may be used to give such notice. Notices shall be deemed given if sent to the following addresses:

To Montes De Ocas: Julio J and Marialina Montes De Oca
160 S.W. 113 Court
Sweetwater, Florida

To County: Miami-Dade County
3071 S.W. 38th Avenue
Miami, FL 33146
Attn: Director
Office: 786-552-8200

Miami-Dade Water & Sewer Department
Intergovernmental Affairs
3071 S.W. 38th Avenue
Miami, FL 33146
Attn: Patty Palomo, Chief
Email: pattyd@miamidade.gov
Office: (786) 552-8040

With a copy to: Miami-Dade County Attorney's Office
Stephen P. Clark Center
111 N.W. 1st Street, Suite 2810
Miami, FL 33128
Attn: Sarah Davis, Esq.
Office: (305) 375-5151
Email: sedavis@miamidade.gov

6. TAXES

The County shall pay all taxes or fees imposed on this transaction and shall obtain at its own expense and affix to all instruments of conveyance such revenue and documentary stamps as may be required by law. All instruments of conveyance required by the Montes De Ocas' attorney to make title to the property satisfactory shall be placed on record in the manner prescribed by Florida Statutes at the County's expense. The County shall pay all other costs of this transaction, including but not limited to, any escrow fees and survey costs.

7. MISCELLANEOUS

(A) The County and the Montes De Ocas each represent to the other that they have not employed or retained any person or agency to solicit or secure this Agreement for commission, percentage, brokerage, or contingent fee. Breach of this warranty shall give the non-breaching Party the right to annul the Agreement without liability, or in its discretion, to recover from the other the amount of such commission, percentage, brokerage, or contingent fee.

(B) This Agreement will be governed by and construed in accordance with the laws of the State of Florida. Any disputes that arise between the County and the Montes De Ocas with regard to the land exchange will be resolved in the Circuit Court of the 11th Judicial Circuit Court in and for Miami-Dade County, Florida.

(C) This Agreement will be binding on the County, the Montes de Ocas, and their successors and assigns.

(D) This Agreement constitutes the complete and exclusive agreement between the Parties hereto. It supersedes all prior written and oral statements, including any prior representation, statement, condition or warranty. This Agreement may not be amended except pursuant to a written agreement signed by the Parties.

(E) All amendments, changes and/or modifications to this Agreement must be in writing and signed by all Parties, and with regard to the County, any amendments, changes and/or modifications must be signed by the then-current County Mayor or the County Mayor's designee after approval by the Board of County Commissioners.

SIGNATURES APPEAR ON THE NEXT PAGES

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their respective representatives as of the date first hereinabove written, and they intend to be legally bound hereby to all of the terms and conditions of this Agreement.

ATTEST:

Juan Fernandez-Barquin,
Clerk of the Court and Comptroller

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

By: _____
Deputy Clerk

By: _____
County Mayor

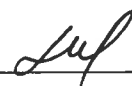
Print Name Date

WITNESSETH:



Margaret Araujo

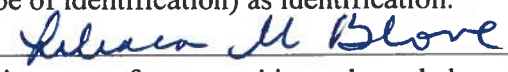
JULIO J MONTES DE OCA

By:  _____

STATE OF FLORIDA)
MIAMI-DADE COUNTY)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of July, 2025, by Julio J. Montes de Oca, who is personally known to me or has produced (type of identification) as identification.

[Notary Seal]



(Signature of person taking acknowledgment)

(Name typed, printed or stamped)

(Serial number, if any)



WITNESSETH:

[Signature]
Margarita Lopez

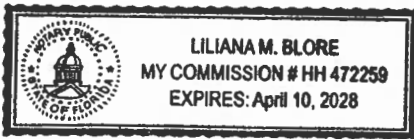
MARIALINA MONTES DE OCA

By: [Signature]

STATE OF FLORIDA)
MIAMI-DADE COUNTY)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of July, 2025. By Marialina Montes De Oca, who is personally known to me or has produced (type of identification) as identification.

[Notary Seal]



[Signature]
(Signature of person taking acknowledgment)

(Name typed, printed or stamped)

(Serial number, if any)

Approved as to form and legal sufficiency

By: _____
Assistant County Attorney

EXHIBIT A



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/30/2022

Property Information	
Folio:	25-4006-028-0410
Property Address:	11345 SW 2 ST Sweetwater, FL 33174-1103
Owner	MIAMI-DADE COUNTY WATER AND SEWER
Mailing Address	3071 SW 38 AVE MIAMI, FL 33146-1520
PA Primary Zone	6700 DUPLEXES - GENERAL
Primary Land Use	8063 VACANT GOVERNMENTAL : UTILITY
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	43,560 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$785	\$785	\$785
Building Value	\$0	\$0	\$0
XF Value	\$1,274	\$1,288	\$1,302
Market Value	\$2,059	\$2,073	\$2,087
Assessed Value	\$2,059	\$2,073	\$2,087

Benefits Information				
Benefit	Type	2022	2021	2020
County	Exemption	\$2,059	\$2,073	\$2,087
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
SWEETWATER HILLS PB 109-75 .17 AC TRACT A LIFT STATION	

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$2,059	\$2,073	\$2,087
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$2,059	\$2,073	\$2,087
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$2,059	\$2,073	\$2,087
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$2,059	\$2,073	\$2,087
Taxable Value	\$0	\$0	\$0

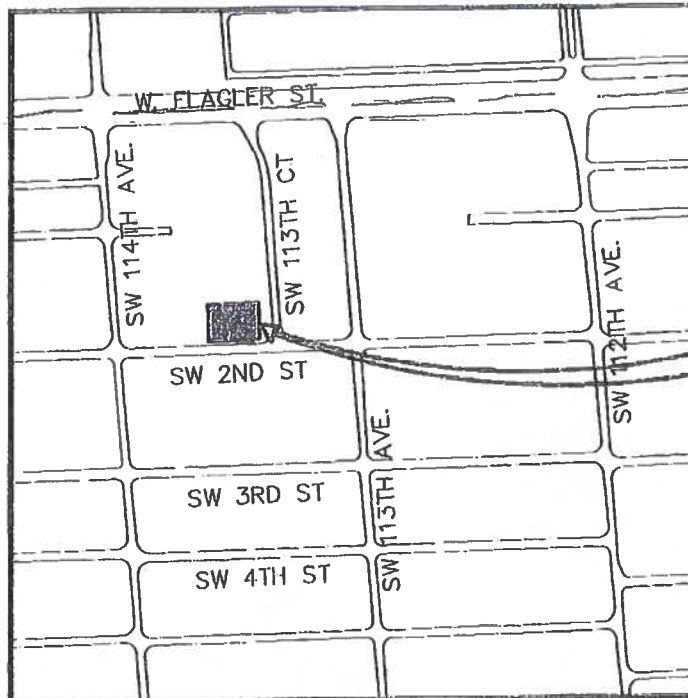
Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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

Version:

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
LOCATION MAP
MIAMI-DADE COUNTY
SEC.6-TWN.54S-RGE.40E**

**EXHIBIT 'A'
THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS**



SURVEYOR NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS "SKETCH & LEGAL DESCRIPTION" HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENT(S) OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE CENTER LINE OF SW 2ND STREET BEARS S 88°36'19" W. ALL DISTANCES AS SHOWN ARE BASED ON THE US SURVEY FOOT.
6. SURVEY REFERENCES (ALL FROM MIAMI-DADE PUBLIC RECORDS):
 - a. PLAT BOOK 109, PAGE 75
 - b. O.R.B. 10491-612

7. SINCE NO OTHER INFORMATION WAS FURNISHED OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ABBREVIATIONS:

PB = PLAT BOOK
PG. = PAGE
SEC. = SECTION
R/W = RIGHT OF WAY
CL = PROPERTY LINE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
CL = CENTER LINE

I HEREBY CERTIFY THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE AND FURTHER, THAT SAID SKETCH MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO RULE 5J-17, FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASD (770) 208-5186
Date: 4/4/2022

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

THIS IS NOT A BOUNDARY SURVEY

11345 SW 2ND STREET	
MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA	
MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: APRIL 4, 2022	SCALE: N.T.S.
DRAWN BY: E.M.P.	S-451 1 of 3

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.6-TWN.54S-RGE.40E

EXHIBIT 'A'
THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS

LEGAL DESCRIPTION:

A PORTION OF LOT 12, BLOCK 1 OF "SWEETWATER HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF TRACT "A" OF "SWEETWATER HILLS", THENCE RUN N 04°32'11" W ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE 24.20 FEET; THENCE RUN N 88°36'19" E FOR A DISTANCE 5.64 FEET; THENCE RUN S 04°32'11" E ALONG A LINE PARALLEL WITH AND 5.63' EAST OF THE EASTERLY LINE OF SAID TRACT "A" FOR A DISTANCE 24.20 FEET TO THE SOUTHERLY LINE OF SAID LOT 12, SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SW 2ND STREET; THENCE RUN S 88°36'19" W ALONG SAID LINE FOR A DISTANCE 5.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 136.35 SQ.FT. OR 0.003 ACRES



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

THIS IS NOT A BOUNDARY SURVEY

11345 SW 2ND STREET

MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: APRIL 4, 2022

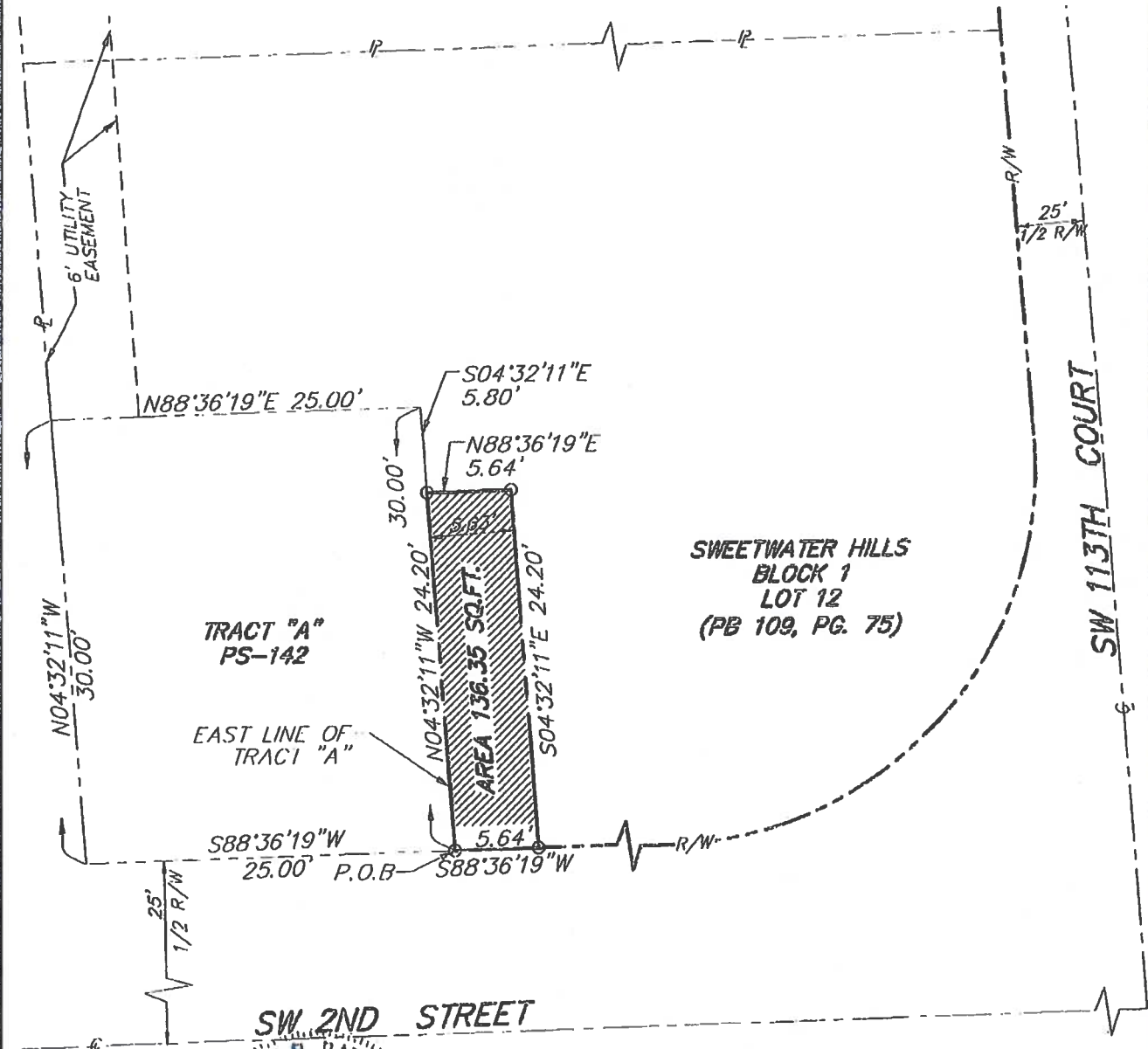
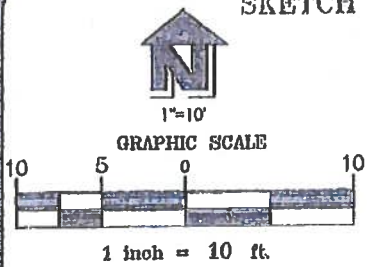
SCALE: N.T.S.

DRAWN BY: E.M.P.

S-451 2 of 3

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.6-TWN.54S-RGE.40E

EXHIBIT 'A'
THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS



JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 8777
3525 S. Le Jeune Rd. Miami, FL 33146
WASD (202) 268-5196
Date: 4/4/2022

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

THIS IS NOT A BOUNDARY SURVEY	
11345 SW 2ND STREET	
MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA	
MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: APRIL 4, 2022	SCALE: 1"=10'
DRAWN BY: E.M.P.	S-451 3 of 3

EXHIBIT B



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 11/30/2022

Property Information	
Folio:	25-4006-028-0120
Property Address:	160 SW 113 CT Sweetwater, FL 33174-1157
Owner	JULIO J MONTES DE OCA MARIALINA MONTES DE OCA
Mailing Address	160 SW 113 CT SWEETWATER, FL 33174 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 3 / 0
Floors	2
Living Units	1
Actual Area	1,957 Sq.Ft
Living Area	1,885 Sq.Ft
Adjusted Area	1,723 Sq.Ft
Lot Size	3,571 Sq.Ft
Year Built	1980



Assessment Information			
Year	2022	2021	2020
Land Value	\$121,414	\$121,414	\$121,414
Building Value	\$212,567	\$129,914	\$130,914
XF Value	\$1,878	\$1,896	\$1,915
Market Value	\$335,859	\$253,224	\$254,243
Assessed Value	\$335,859	\$141,805	\$139,848

Benefits Information				
Benefit	Type	2022	2021	2020
Save Our Homes Cap	Assessment Reduction		\$111,419	\$114,395
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000
Senior Homestead	Exemption		\$50,000	\$50,000
Long-Term Resident Senior	Exemption		\$41,305	\$39,348
Widower	Exemption		\$500	\$500
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

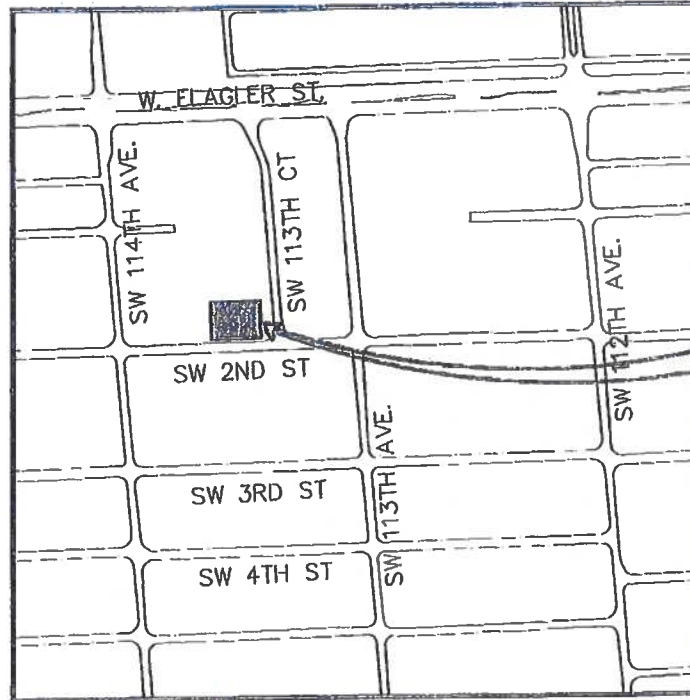
Short Legal Description
SWEETWATER HILLS PB 109-75 LOT 12 BLK 1 LOT SIZE 3571 SQ FT OR 10656-149 0280 1

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$0	\$141,805	\$139,848
Taxable Value	\$335,859	\$0	\$0
School Board			
Exemption Value	\$0	\$25,500	\$25,500
Taxable Value	\$335,859	\$116,305	\$114,348
City			
Exemption Value	\$0	\$100,500	\$100,500
Taxable Value	\$335,859	\$41,305	\$39,348
Regional			
Exemption Value	\$0	\$50,500	\$50,500
Taxable Value	\$335,859	\$91,305	\$89,348

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/14/2021	\$355,000	32463-2615	Qual by exam of deed
02/24/2021	\$100	32368-0539	Corrective, tax or QCD; min consideration
03/03/2017	\$100	30446-2684	Corrective, tax or QCD; min consideration
02/01/1980	\$58,900	10656-0149	Sales which are qualified

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
LOCATION MAP
MIAMI-DADE COUNTY
SEC.6--TWN.54S--RGE.40E**

**EXHIBIT 'B'
THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS**



NOT TO SCALE

**PROJECT
LOCATION**

SURVEYOR NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS "SKETCH & LEGAL DESCRIPTION" HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENT(S) OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE CENTER LINE OF SW 2ND STREET BEARS S 88°36'19" W. ALL DISTANCES AS SHOWN ARE BASED ON THE US SURVEY FOOT.
6. SURVEY REFERENCES (ALL FROM MIAMI-DADE PUBLIC RECORDS):
 - a. PLAT BOOK 109, PAGE 75
 - b. O.R.B. 10491-612
7. SINCE NO OTHER INFORMATION WAS FURNISHED OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ABBREVIATIONS:

PB = PLAT BOOK
PG. = PAGE
SEC. = SECTION
R/W = RIGHT OF WAY
P.L. = PROPERTY LINE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
C.L. = CENTER LINE

I HEREBY CERTIFY THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE AND FURTHER, THAT SAID SKETCH MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO RULE 5J-17, FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

JOSE R. BATISTA, P.S.M.
 Professional Surveyor and Mapper
 State of Florida - License No. 6777
 3575 S.W. Le Jeune Rd. Miami, FL
 33148-1400 (786) 268-5198
 Date: *April 1, 2022*

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

THIS IS NOT A BOUNDARY SURVEY

11345 SW 2ND STREET MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA	
MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: APRIL 1, 2022	SCALE: N.T.S.
DRAWN BY: E.M.P.	S-450 1 of 3

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.6-TWN.54S-RGE.40E

EXHIBIT 'B'
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ALL SHEETS

LEGAL DESCRIPTION:

A PORTION OF TRACT "A" OF "SWEETWATER HILLS", ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 109 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID TRACT "A" THENCE RUN N 04°32'11" W ALONG
THE EAST LINE OF SAID TRACT "A", A DISTANCE 24.20 FEET TO THE POINT OF BEGINNING; THENCE
RUN N 89°51'28" W FOR A DISTANCE 25.05 FEET TO THE WESTERLY LINE OF SAID TRACT "A";
THENCE RUN N 04°32'11" W ALONG SAID LINE FOR A DISTANCE 5.13 FEET TO THE NW CORNER OF
SAID TRACT "A"; THENCE RUN N 88°36'19" E FOR A DISTANCE 25.00 FEET TO THE NE CORNER OF
SAID TRACT "A"; THENCE RUN S 04°32'11" E FOR A DISTANCE 5.80 FEET TO THE POINT OF
BEGINNING.

CONTAINING 136.35 SQ.FT. OR 0.003 ACRES



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

THIS IS NOT A BOUNDARY SURVEY

11345 SW 2ND STREET

MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: APRIL 1, 2022

SCALE: N.T.S.

DRAWN BY: E.M.P.

S-450 2 of 3

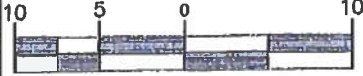
SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.6-TWN.54S--RGE.40E

EXHIBIT 'B'
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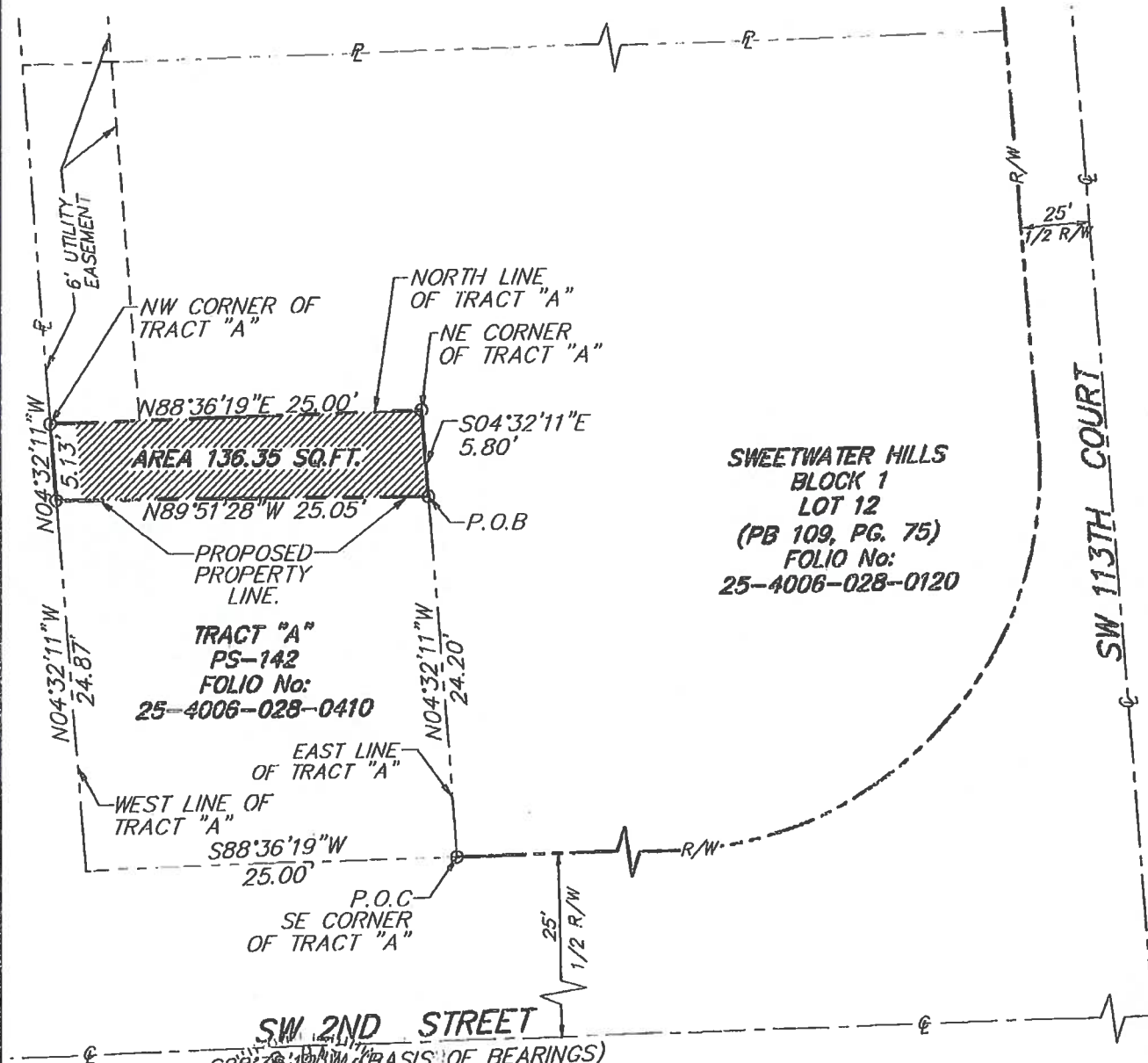


1"=10'

GRAPHIC SCALE



1 inch = 10 ft.



JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida, License No. 6777
3875 S. Le Jeune Rd. Miami, FL
33146 W.A.S.D. (206) 238-5196
Date: 11/23/2022

NOT VALID WITHOUT THE SIGNATURES AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

THIS IS NOT A BOUNDARY SURVEY

11345 SW 2ND STREET
MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA
MIAMI-DADE WATER AND SEWER DEPARTMENT
DATE: APRIL 1, 2022
DRAWN BY: E.M.P.

SCALE: 1"=10'
S-450 3 of 3

EXHIBIT C

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed this ____ day of _____, 20__, by **JULIO J AND MARIALINA MONTES DE OCA**, whose mailing address is 160 S.W. 113 Court, Sweetwater, Florida 33174 ("Grantor"), to **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is Suite 220, Miami-Dade Government Center, 111 N.W. 1st. Street, Miami, Fl. 33128-1970 ("Grantee").

Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by the Grantee, the receipt and sufficiency whereof are hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Miami-Dade County, Florida (the "Property"):

A PORTION OF TRACK "A" OF "SWEETWATER HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID TRACT "A" THENCE RUN N 04'32'11" W ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE 24 20 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89'51'28" W FOR A DISTANCE 25.05 FEET TO THE WESTERLY LINE OF SAID TRACT "A"; THENCE RUN N 04'32'11" W ALONG SAID LINE FOR A DISTANCE 5.13 FEET TO THE NW CORNER OF SAID TRACT "A"; THENCE RUN N 88'36'19" E FOR A DISTANCE 25.00 FEET TO THE NE CORNER OF SAID TRACT "A"; THENCE RUN S 04'32'11" E FOR A DISTANCE 5.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 136.35 SQ.FT. OR 0.003 ACRES

SEE EXHIBIT "1" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of said Grantee forever;

IN WITNESS WHEREOF, Grantor hereunto sets Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
In the presence of:

(Signature of Witness #1)

(Print/Type name of Witness)

(Address)

(Signature of Witness #2)

(Print/Type name of Witness)

(Address)

Grantor: _____

Julio J. Montes de Oca

Grantor: _____

Marialina Montes de Oca

STATE OF FLORIDA

COUNTY OF MIAMI-DADE))

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by _____, who is personally known to me or has produced (type of identification) as identification.

[Notary Seal]

(Signature of person taking acknowledgment)

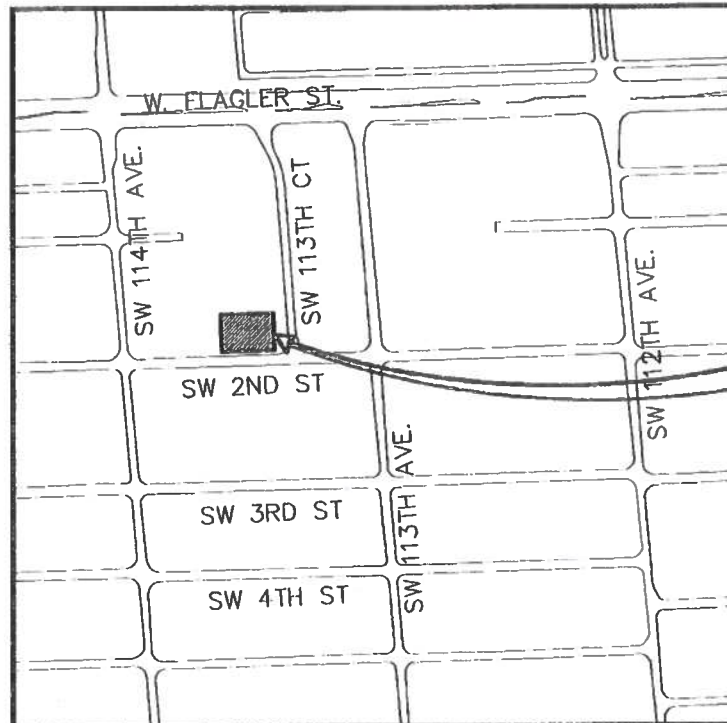
(Name typed, printed or stamped)

(Serial number, if any)

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
LOCATION MAP
MIAMI-DADE COUNTY
SEC.6-TWN.54S-RGE.40E

EXHIBIT 1

THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS



NOT TO SCALE

PROJECT
LOCATION

SURVEYOR NOTES:

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6. SURVEY REFERENCES (ALL FROM MIAMI-DADE PUBLIC RECORDS):
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 - b. O.R.B. 10491-612
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ABBREVIATIONS:

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JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASH (786) 264-5196
Date: 4/4/2022

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

THIS IS NOT A BOUNDARY SURVEY

11345 SW 2ND STREET

MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: APRIL 4, 2022

SCALE: N.T.S.

DRAWN BY: E.M.P.

S-451

1 of 3

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.6-TWN.54S-RGE.40E

EXHIBIT 1

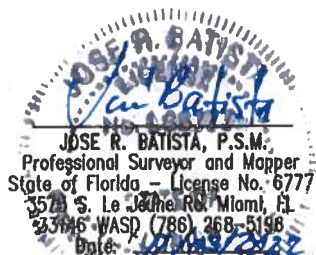
THIS DOCUMENT IS
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LEGAL DESCRIPTION:

A PORTION OF LOT 12, BLOCK 1 OF "SWEETWATER HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF TRACT "A" OF "SWEETWATER HILLS", THENCE RUN N 04°32'11" W ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE 24.20 FEET; THENCE RUN N 88°36'19" E FOR A DISTANCE 5.64 FEET; THENCE RUN S 04°32'11" E ALONG A LINE PARALLEL WITH AND 5.63' EAST OF THE EASTERLY LINE OF SAID TRACT "A" FOR A DISTANCE 24.20 FEET TO THE SOUTHERLY LINE OF SAID LOT 12, SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SW 2ND STREET; THENCE RUN S 88°36'19" W ALONG SAID LINE FOR A DISTANCE 5.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 136.35 SQ.FT. OR 0.003 ACRES



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
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11345 SW 2ND STREET

MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: APRIL 4, 2022

SCALE: N.T.S.

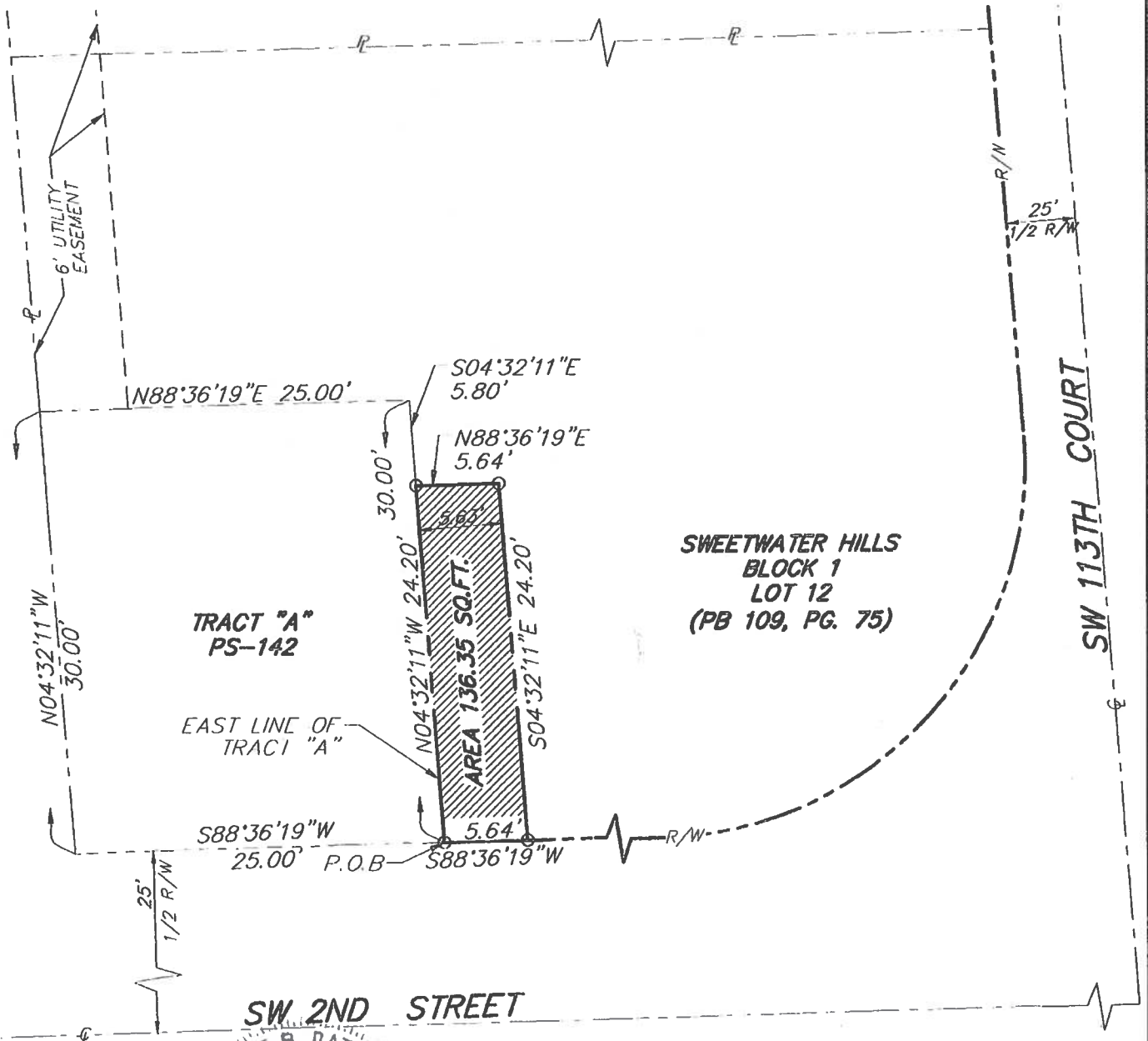
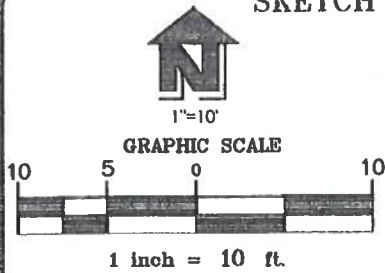
DRAWN BY: E.M.P.

S-451 2 of 3

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.6-TWN.54S-RGE.40E

EXHIBIT 1

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JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6277
3575 S. Le Jeune Rd. Miami, FL
33146 (WASD 4786) 268-5196
Date: 4/4/2022

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

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11345 SW 2ND STREET

MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: APRIL 4, 2022

SCALE: 1"=10'

DRAWN BY: E.M.P.

S-451 3 of 3

MDC023

Return to:

Miami-Dade Water & Sewer Department.
 3071 S.W. 38th Avenue
 Miami, FL 33146
 c/o Patty Palomo
 Folio No. 25-4006-028-0410

COUNTY DEED

THIS DEED, made this _____ day of _____, A.D. 20____, by and between **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is: Suite 220, Miami-Dade Government Center, 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and Julio J and Marialina Montes de Oca, whose address is, 160 S.W. 113 Court, Sweetwater, Florida 33174, party of the second part,

WITNESSETH:

THAT the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors, and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

SEE EXHIBIT "1" ATTACHED HERETO AND MADE A PART HEREOF.

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

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chair or Vice-Chair of said Board, the day and year aforesaid.

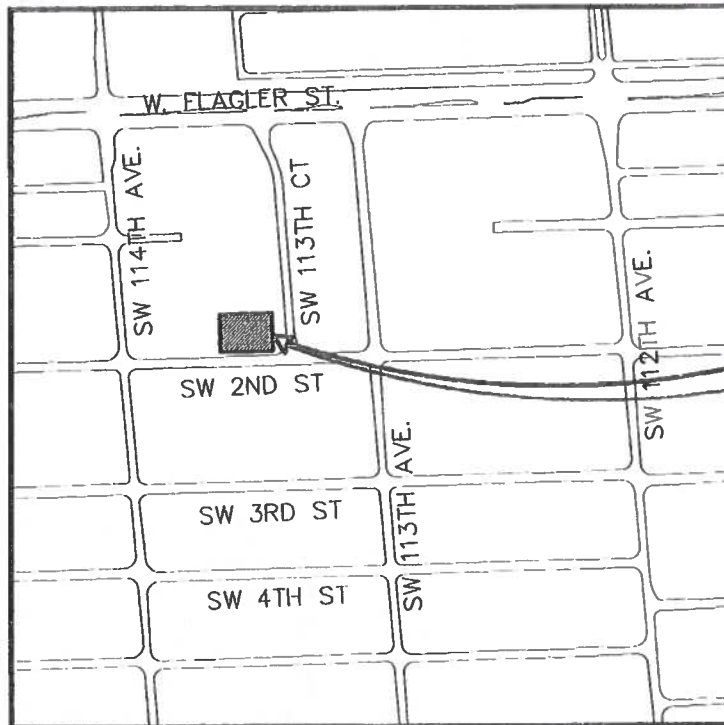
ATTEST: JUAN FERNANDEZ-BARQUIN, CLERK OF THE BOARD By: _____ Deputy Clerk	MIAMI-DADE COUNTY, FLORIDA, a political subdivision of the State of Florida, BY ITS BOARD OF COUNTY COMMISSIONERS By: _____ Chair
---	---

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

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
LOCATION MAP
MIAMI-DADE COUNTY
SEC.6-TWN.54S-RGE.40E

EXHIBIT 1

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PROJECT
LOCATION

SURVEYOR NOTES:

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JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASH (786) 268-5196
Date: 4/1/2022

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

THIS IS NOT A BOUNDARY SURVEY

11345 SW 2ND STREET	
MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA	
MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: APRIL 1, 2022	SCALE: N.T.S.
DRAWN BY: E.M.P.	S-450 1 of 3

MDC025

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.6-TWN.54S-RGE.40E

EXHIBIT 1

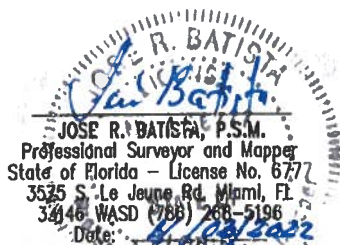
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COMMENCING AT THE SOUTH EAST CORNER OF SAID TRACT "A" THENCE RUN N 04°32'11" W ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE 24.20 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89°51'28" W FOR A DISTANCE 25.05 FEET TO THE WESTERLY LINE OF SAID TRACT "A"; THENCE RUN N 04°32'11" W ALONG SAID LINE FOR A DISTANCE 5.13 FEET TO THE NW CORNER OF SAID TRACT "A"; THENCE RUN N 88°36'19" E FOR A DISTANCE 25.00 FEET TO THE NE CORNER OF SAID TRACT "A"; THENCE RUN S 04°32'11" E FOR A DISTANCE 5.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 136.35 SQ.FT. OR 0.003 ACRES



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11345 SW 2ND STREET

MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: APRIL 1, 2022

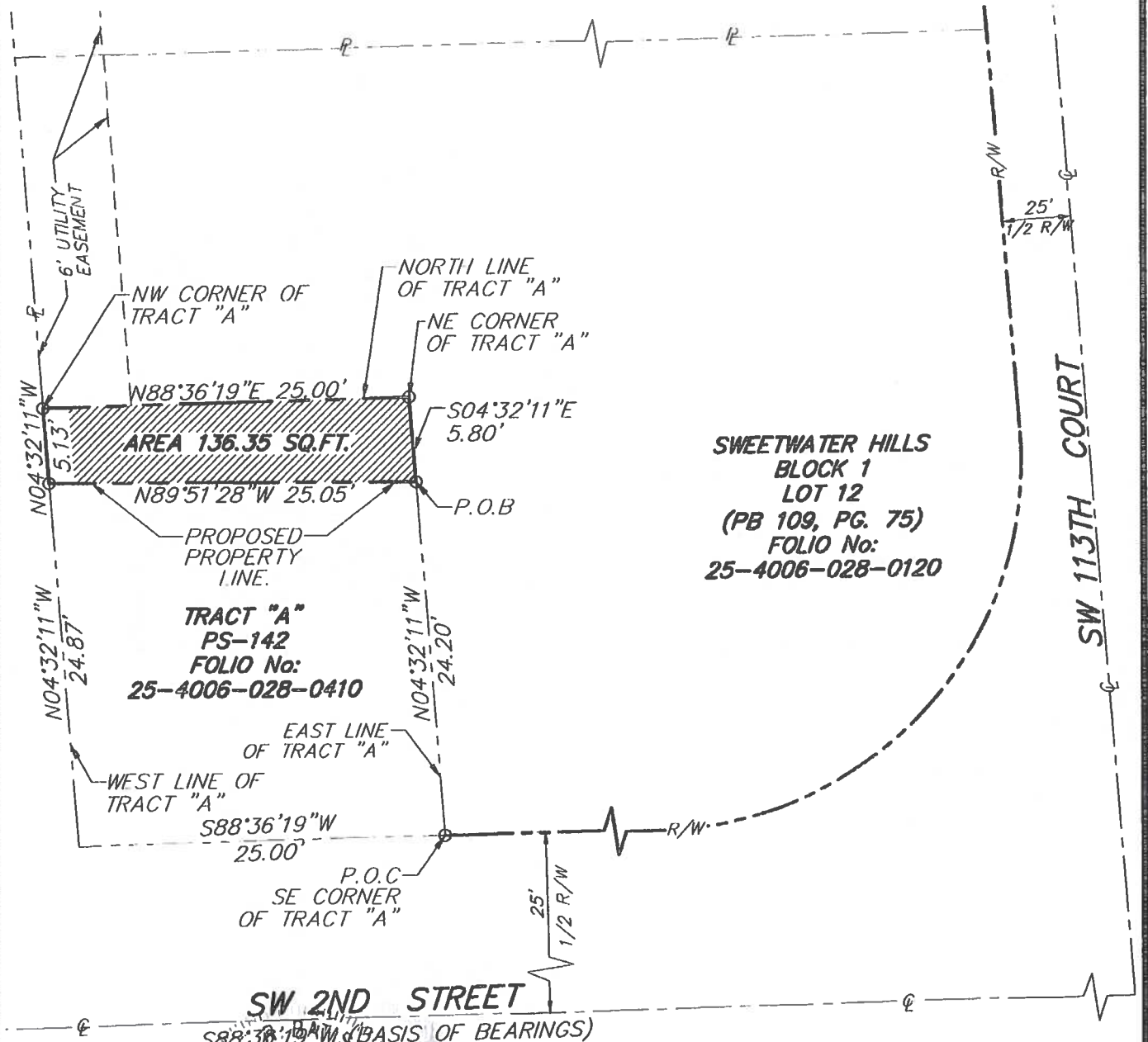
SCALE: N.T.S.

DRAWN BY: E.M.P.

S-450 2 of 3

**THIS DOCUMENT IS
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ALL SHEETS**

1 inch = 10 ft.



S-450 3 of 3

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

MDC027

Exhibit 2

**APPRAISAL OF
TWO LAND ENCROACHMENT PARCELS
LOCATED AT**

**11345 S.W. 2 STREET (Parcel A)
AND
160 S.W. 113 COURT (Parcel B)
SWEETWATER, FLORIDA**

PREPARED FOR

**Internal Services Department
Real Estate Development Division
Miami-Dade County
111 N.W. 1st Street, 21st Floor
Miami, Florida 33128**

Project Name:	WASD – Pump Station 142
Ownerships:	Miami-Dade County Water and Sewer (Parcel A) and Julio and Marialina Montes de Oca (Parcel B)

DATE OF APPRAISAL

September 25, 2022

PREPARED BY

**INVESTORS RESEARCH ASSOCIATES, INC.
5730 S.W. 74 Street, Suite 100
South Miami, Florida 33143**

investors research associates, Inc.
5730 s.w. 74 street, suite 100
south miami, florida 33143-5381
telephone
305-665-3407
fax
305-665-4921

real estate consultants
and appraisers
licensed real estate broker



October 5, 2022

Jessica Gutierrez
Real Estate Officer
Miami-Dade County
Internal Services Department
111 N.W. 1 Street, 21st Floor
Miami, Florida 33128

Re: Project Name: WASD – Pump Station 142
 Ownership: Miami-Dade County Water and Sewer (Parcel A) and Julio and
 Marialina Montes de Oca (Parcel B)
 Location: Parcel A: 11345 S.W. 2 Street, Sweetwater, Florida
 Parcel B: 160 S.W. 113 Court, Sweetwater, Florida

Dear Ms. Gutierrez:

The attached appraisal of the above-referenced properties is being submitted according to your request. The report contains the results of investigations and analyses made in order to furnish estimates of the market value of the fee simple interest in the properties described herein. At the instruction of the client this valuation is subject to the hypothetical assumption that both of the land encroachment parcels appraised are part of a larger buildable residential lot (the assumed parent tract).

This appraisal is intended to comply with the following: The Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the Appraisal Standards Board of the Appraisal Foundation; requirements of the Real Estate Appraisal Board of the Florida Department of Professional Regulation; and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

A Summary of Facts and Conclusions is provided in the front of the report and a Certificate of Value appears in the final section.

Please feel free to contact us with any questions you may have.

Respectfully submitted,

**Edward
N. Parker**

Digitally signed by Edward N.
Parker
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Edward N. Parker, MAI
State Certified General Appraiser
No. RZ144

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Geoffrey D. Heath, MAI
State Certified General Appraiser
No. RZ1456

TABLE OF CONTENTS

TABLE OF CONTENTS	4
I. SUMMARY OF FACTS AND CONCLUSIONS	5
II. THE ASSIGNMENT	8
A. IDENTIFICATION OF THE PROPERTY	8
B. PURPOSE AND SCOPE OF THE ASSIGNMENT	8
C. DEFINITION OF MARKET VALUE	9
D. PROPERTY RIGHTS APPRAISED	10
E. INTENDED USE	10
F. INTENDED USER	10
G. EFFECTIVE DATE OF APPRAISAL	10
H. APPRAISERS	10
III. ECONOMIC PERSPECTIVE	11
A. OVERVIEW	11
B. POPULATION	11
C. EMPLOYMENT	13
D. MIAMI SINGLE FAMILY HOME MARKET	14
E. CONCLUSION	15
IV. THE NEIGHBORHOOD	17
V. PROPERTY DESCRIPTION	24
A. OWNERSHIP AND HISTORY	24
B. LOCATION AND ACCESS	24
C. SITE DESCRIPTION	24
D. DESCRIPTION OF IMPROVEMENTS	25
E. ZONING AND PLANNING	25
F. ASSESSMENT AND TAXES	26
G. HIGHEST AND BEST USE	27
VI. ANALYSIS OF DATA AND CONCLUSIONS	28
A. METHODOLOGY	28
B. LAND SALES	28
C. ANALYSIS OF SALES	41
D. CONCLUSIONS OF VALUE	43
E. EXPOSURE AND MARKETING TIME	43
VII. ASSUMPTIONS AND LIMITING CONDITIONS	44
VIII. CERTIFICATION	46
IX. QUALIFICATIONS	48

I. SUMMARY OF FACTS AND CONCLUSIONS

The Assignment:	To estimate the market value of the fee simple interest in the land encroachment parcels described herein assumed to be part of a larger buildable residential lot (assumed to be Parcel B parent tract).
Location:	
Parcel B Parent Tract:	160 S.W. 113 Court, Sweetwater
Encroachment Parcel A:	11345 S.W. 2 Street, Sweetwater
Encroachment Parcel B:	160 S.W. 113 Court, Sweetwater
Current Ownership:	
Parcel B Parent Tract:	Julio and Marialina Montes de Oca
Encroachment Parcel A:	Miami-Dade County Water and Sewer
Encroachment Parcel B:	Julio and Marialina Montes de Oca
Site Description:	
Parcel B Parent Tract:	A close to rectangular corner residential lot at 160 S.W. 113 Court containing 3,571 square feet and fronting for 57.5 feet on S.W. 113 Court.
Encroachment Parcel A:	A rectangular parcel of 136.35 square feet being the northerly portion of a 751.75 square foot rectangular site at 11345 S.W. 2 Street.
Encroachment Parcel B:	A rectangular parcel of 136.35 square feet located at the southwest corner of a 3,571 square foot residential lot at 160 S.W. 113 Court.
Improvement Description:	
Parcel B Parent Tract:	A 2-story CBS single-family residence of 1,723 adjusted square constructed in 1980.
Encroachment Parcel B:	Fencing and site improvements related to a County operated pump station.
Encroachment Parcel A:	Covered patio improvements related to the residence on the assumed parent tract.
Zoning:	
Parcel A and B Parent Tract:	RTW, Twin-Home Residential
Encroachment Parcels A and B:	RTW, Twin-Home Residential
Future Land Use Designation:	
Parcel A and B Parent Tract:	Moderate Multi-Family Residential
Encroachment Parcels A and B:	Moderate Multi-Family Residential

Highest and Best Use:

Parcel B Parent Tract: Single Family Residential
Encroachment Parcels A and B: Single Family Residential

2022 Tax Assessment:

	<u>Parcel B</u> <u>Parent Tract</u>	<u>Parcel A</u> <u>Parent Tract</u>
Folio No.	25-4006-028-0120	25-4006-028-0410
Land Value:	\$121,414	\$ 785
Improvement Value:	<u>\$214,445</u>	<u>\$1,274</u>
Total:	\$335,859	\$2,059

Conclusions of Market Value:

Parcel A: \$5,730

Parcel B: \$5,730

Hypothetical Condition:

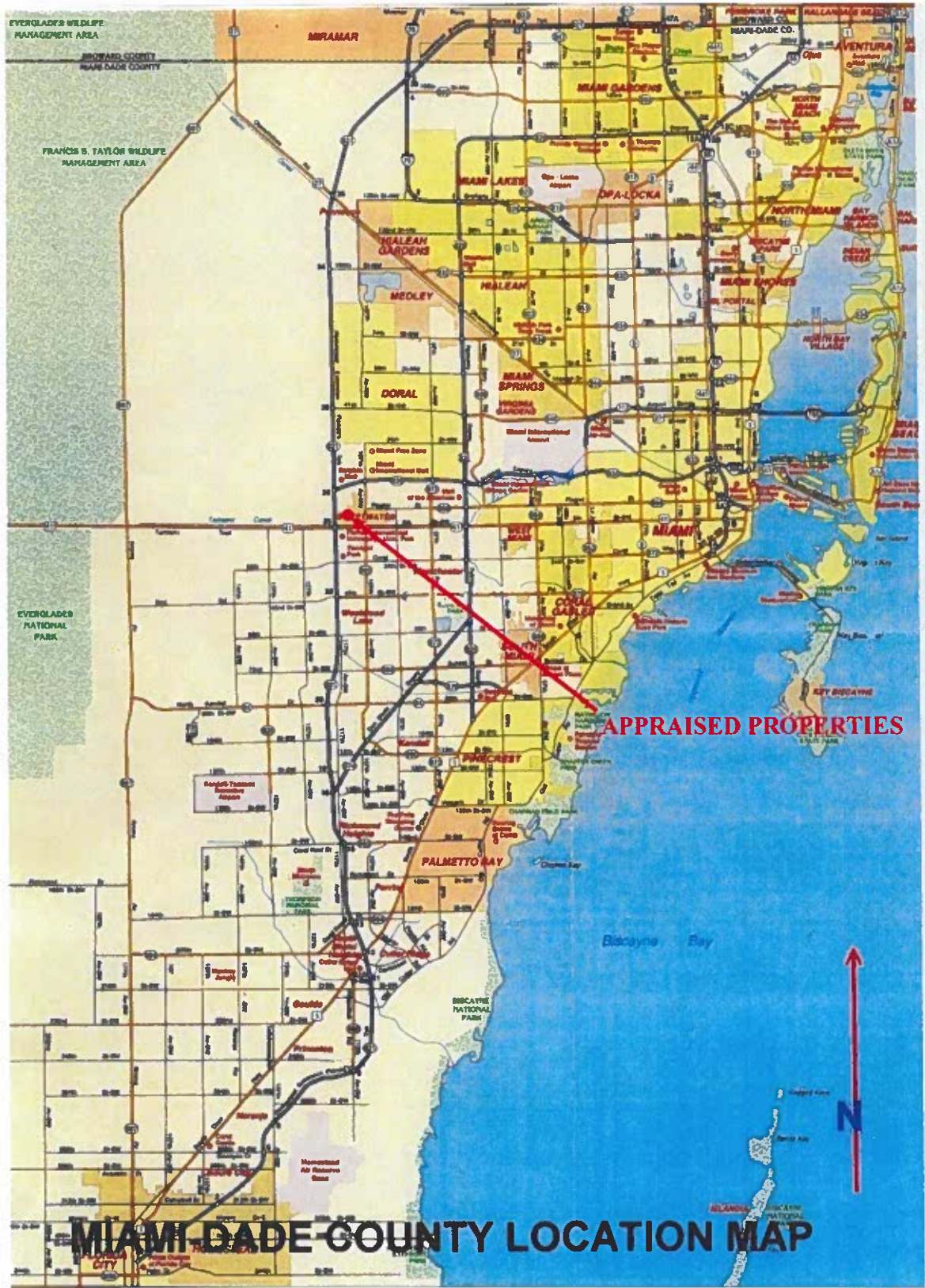
At the instruction of the client, this appraisal is based on the hypothetical assumption that both of the land encroachment Parcels A and B are part of a larger buildable residential lot – assumed to be the Parcel B parent tract in this instance.

Effective Date of Valuation:

September 25, 2022

Appraisers:

Edward N. Parker, MAI
Geoffrey D. Heath, MAI



II. THE ASSIGNMENT

A. Identification of the Property

The appraised property comprises two rectangular land encroachment parcels of 136.35 square feet each located at 11345 S.W. 2 Street (Parcel A) and 160 S.W. 113 Court (Parcel B) in the City of Sweetwater. The legal descriptions of the encroachment parcels and their parent tracts below were provided by the client.

Parcel B Parent Tract:

LOT 12, BLOCK 1 OF "SWEETWATER HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Encroachment Parcel B:

A PORTION OF LOT 12, BLOCK 1 OF "SWEETWATER HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF TRACT "A" OF "SWEETWATER HILLS", THENCE RUN N 04°32'11" W ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE 24.20 FEET; THENCE RUN N 88°36'19" E FOR A DISTANCE 5.84 FEET; THENCE RUN S 04°32'11" E ALONG A LINE PARALLEL WITH AND 5.63 FEET EAST OF THE EASTERLY LINE OF SAID TRACT "A" FOR A DISTANCE 24.20 FEET TO THE SOUTHERLY LINE OF SAID LOT 12, SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SW 2ND STREET; THENCE RUN S 88°36'19" W ALONG SAID LINE FOR A DISTANCE 5.84 FEET TO THE POINT OF BEGINNING.

Parcel A Parent Tract:

TRACT "A" OF "SWEETWATER HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Encroachment Parcel A:

A PORTION OF TRACT "A" OF "SWEETWATER HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID TRACT "A" THENCE RUN N 04°32'11" W ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE 24.20 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89°51'28" W FOR A DISTANCE 25.05 FEET TO THE WESTERLY LINE OF SAID TRACT "A"; THENCE RUN N 04°32'11" W ALONG SAID LINE FOR A DISTANCE 5.13 FEET TO THE NW CORNER OF SAID TRACT "A"; THENCE RUN N 88°36'19" E FOR A DISTANCE 25.00 FEET TO THE NE CORNER OF SAID TRACT "A"; THENCE RUN S 04°32'11" E FOR A DISTANCE 5.80 FEET TO THE POINT OF BEGINNING.

B. Purpose and Scope of the Assignment

The purpose of this appraisal is to estimate the market value of the encroachment parcels described herein assumed to be part of a larger buildable residential lot (in this instance the parent tract of Parcel B).

The function of the appraisal is to provide the client with necessary value information to facilitate a potential land swap.

The scope of the assignment encompasses the following steps performed within the framework of commonly accepted appraisal procedures:

- Inspected the properties being appraised and the surrounding neighborhood and marketplace.
- Conducted research into the current zoning and land use plan designations of the appraised properties and the allowable uses.
- Gathered and confirmed market data including land sales of sites considered to be comparable.
- Interviewed brokers, property owners, managers, and other participants who are active in this marketplace.
- Formulated reasonable opinions and judgments based on supply and demand factors, as well as physical and functional considerations relative to the highest and best use of the properties and their market value.
- Analyzed these data in order to formulate sound valuation judgments within the framework and application of the appropriate approach to estimate market value.

C. Definition of Market Value

The following definition of market value is cited from the Uniform Standards of Professional Appraisal Practice.

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

D. Property Rights Appraised

This valuation of the appraised property is based on all the rights that may lawfully be held by its owner under a fee simple estate.

E. Intended Use

The intended use of this appraisal is to provide the client with value information to facilitate a potential land swap.

F. Intended User

The intended user of this appraisal is the client, Miami-Dade County

G. Effective Date of Appraisal

September 25, 2022

H. Appraisers

Edward N. Parker, MAI
Geoffrey D. Heath, MAI

III. ECONOMIC PERSPECTIVE

A. Overview

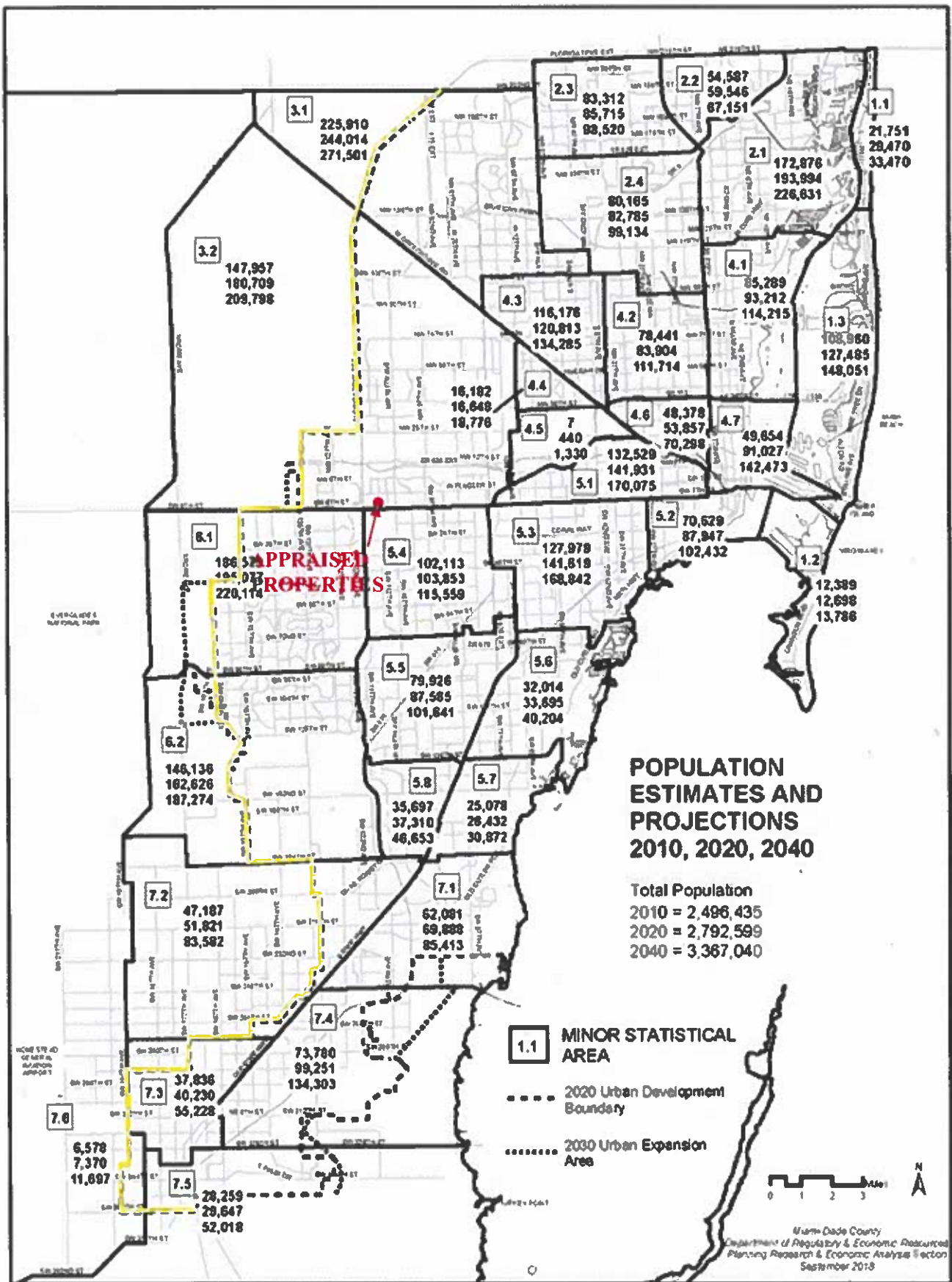
With a current population of approximately 2.8 million Miami-Dade County encompasses approximately 1,973 square miles in southeastern Florida. The most eastern part of the county is intensely developed and much of the density is concentrated within a few miles of the Atlantic Ocean and Biscayne Bay. Developed areas of the county include 36 municipalities with the largest being the cities of Miami, Hialeah, Miami Beach, North Miami and Coral Gables. Most of the western part of the county is undeveloped and includes the vast Everglades National Park. This area is mostly low-lying, subject to seasonal flooding and serves as the critical recharge area for South Florida's sole source aquifer.

Miami-Dade County appears to have a vast supply of open land for urban expansion. However, the Ocean, the Everglades, the aquifer and other critical environmental conditions effectively have limited the supply of developable land. In addition, the incorporation of the Urban Development Boundary into the County's Comprehensive Development Master Plan and the 1985 Florida Growth Management Act have made it much more difficult to change zoning and land use patterns (as discussed further below). Development has effectively been precluded in much of the area outside the UDB and now requires a costly and time consuming approval process. The result has been to concentrate new development within existing urbanized areas inside the UDB and along the eastern edge of the County.

B. Population

From 1970 to 1990, Miami-Dade County was one of the fastest growing urban regions in the United States. However, after adding almost 40,000 resident annually prior to 2000, population growth has more recently eased to below 30,000 new residents annually. Recent population estimates and projections prepared by Miami-Dade County estimate the 2020 population to be 2,792,000. It is projected to reach 3,367,000 by 2040. The attached statistical area map illustrates the distribution of the County population estimates within developed areas of the County. Heaviest concentrations of population are along the eastern edge of the County, with lowest densities along the west edge of the UDB and effectively no population to the west of the UDB. As the county matures and reaches the outer limits of the Urban Development Boundary, population growth has logically shifted north to Broward and Palm Beach Counties.

An unusually high portion of Miami-Dade's growth results from births. In addition, the immigrant population is typically youthful. As a result, Miami Dade has a relatively young population, with about 30 percent of its residents under the age of 25 (compared to 38 percent in Palm Beach County and 28 percent in Broward County). A young and generally less-educated immigrant population contributes



to Miami-Dade County's relatively low-income levels. At \$51,347 in 2019, the median county household income was below that of both the State of Florida (\$55,660) and the United States (\$62,843).

C. Employment

The general trend in employment within Miami-Dade County over the past five years is illustrated below.

**Non-Agricultural Employment Trends
Miami-Dade County
2017-2021**

Industry	2017	2018	2019	2020	2021
Total Nonagricultural Employment	1,191,800	1,220,900	1,245,600	1,166,500	1,197,800
Construction and Mining	47,800	54,500	56,200	54,500	52,000
Manufacturing	43,500	42,400	39,900	42,400	42,400
Transportation and Public Utilities	92,500	94,800	96,000	85,100	87,200
Trade	225,600	221,600	234,900	214,600	219,800
Finance, Insurance and Real Estate	81,400	81,200	80,800	84,500	86,000
Services	558,200	570,400	590,200	553,900	568,700
Government	143,800	145,300	147,600	131,500	141,700
Civilian Labor Force	1,247,900	1,262,600	1,280,200	1,312,400	1,352,200
Unemployment	63,200	41,700	34,600	96,300	49,500
Unemployment Rate	4.5%	3.3%	2.7%	7.3%	3.7%

For the first time in ten years total county nonagricultural employment in 2020 declined, dropping approximately 6 percent from 2019 levels. This was a direct reflection of the negative impacts of the Covid 19 pandemic. However, year-end 2021 data indicate a recovery is now underway as the ill effects of the pandemic subside. Total nonagricultural employment in the county increased 2.7 percent over 2020 levels. The trade and service sectors continue to dominate local employment, accounting for approximately 66 percent of 2021's total employment of 1,197,800. Only the manufacturing sector did not show an increase in 2021, with the remaining sectors all experiencing increases.

Consistent with national and state trends, Miami-Dade County's unemployment rate has been in a steady decline recently as the lingering impacts of the Covid pandemic recede. Countywide unemployment was 2.2 percent in June 2022, compared to the state average of 2.8 percent and the national average of 3.6 percent. The source of past population growth in the County has not especially conducive to employment growth. Miami-Dade County has a higher than average birth rate

and a large lower income immigrant population. As a result, the employment rate in the County has typically fallen below that of the state and the nation.

The longer-term employment outlook for the county is one of optimism. Immigrant to Miami-Dade have proven to be energetic entrepreneurs and most job creation comes from small businesses. The single most significant growth industry in Miami-Dade is international trade, which generates demand for warehouse and distribution space, transportation services, as well as legal and banking services. The strength of this industry is attributable to Miami's largely bilingual population in addition to the area's linkage to Latin America.

D. Miami Single Family Home Market

A number of firms regularly survey the Miami housing market. Summarized below are statistics reported by Reinhold Wolff illustrating the historical trend in new single family development and used home sales activity in Miami-Dade County since 2010.

SINGLE FAMILY HOMES MIAMI-DADE COUNTY			
<u>Period</u>	<u>Used Home Sales</u>	<u>Median Used Home Sale Price</u>	<u>New Home Permits</u>
2010	24,938	\$139,529	930
2011	13,788	\$165,671	973
2012	14,064	\$196,747	1,904
2013	17,048	\$200,020	2,092
2014	20,474	\$221,570	2,482
2015	21,025	\$249,176	2,772
2016	16,551	\$274,873	2,955
2017	16,320	\$305,085	2,271
2018	18,577	\$322,270	2,422
2019	20,467	\$331,294	2,435
2020	19,901	\$365,055	2,133
2021	27,346	\$431,735	2,452
Q1 - 2022	5,969	\$476,552	671

As a result of serious overbuilding and deteriorating economic conditions, used home sales in the county plummeted from nearly 25,000 in 2010 to about 14,000 in 2012. Beginning in 2013 it became evident that the steady declines had abated and a turnaround was underway. Both home sales and construction in the county witnessed significant increases in both 2014 and 2015. Subsequent home sale and construction activity in the County appeared to stabilized at sustainable levels through 2019, with both new and used home sale prices experiencing steady increases.

In 2020 both single family home sales and new construction activity in the county saw their first declines in over three years, attributable primarily to the Covid 19

pandemic. However, these declines were relatively modest and were clearly temporary. Most recent data for First Quarter 2022 show a sharp increase in both home sales and new construction compared to year ago levels. And Reinhold Wolff forecasts single family home sales activity in the county will continue at these levels, tempered only by the yet unknown impact of a recent uptick in home mortgage interest rates.

Despite the historical ups and downs in home sales and construction activity, the median single family home sale price in the county has shown consistent annual increases since 2010, reaching \$476,552 in First Quarter 2022. This compares to a median sale price of \$521,917 reported in the West Miami submarket of the appraised property at the same time.

E. Conclusion

While most of the economic data discussed above is positive, there remains one cloud of uncertainty hanging over local, national, and international economic conditions. That is the lingering effects of the Covid 19 virus pandemic. While most expect the impacts of the virus to be temporary, only time will tell the extent of its longer-term effect on economic conditions. Within the real estate sector, adverse effects of the pandemic have tended to vary by property type and land use. Most impacted have been those uses with both sensitivity to the economy and sensitivity to the virus itself. Uses in this category would include large enclosed retail centers, lodging, general offices and student and senior housing. Least sensitive to these risks are food-related uses (groceries, farming), medical facilities, distribution, warehouses, apartments and single-family residences.

Certainly, a cause for overall optimism is the fact that a large percentage of the U.S. adult population has now been vaccinated and most of the Covid restrictions have been removed. Based on the most recent statistics available, most sectors of the Miami-Dade County real estate market appear to have weathered the Covid pandemic very well.



NEIGHBORHOOD MAP

IV. THE NEIGHBORHOOD

The appraised property is located in the western sector of developed Miami-Dade County. Conveniently located near the intersection of Florida's Turnpike with the Dolphin Expressway, this location is approximately 10 miles west of downtown Miami and five miles west of Miami International Airport.

Historically, this once rural area of the county underwent a dramatic change during the 1970s. This included the establishment of a major university on S.W. 8 Street (FIU); construction of two major expressways (Florida Turnpike and Dolphin Expressway); and the attraction to the neighborhood by Miami's Hispanic community. After a series of annexations through 2010 this neighborhood now comprises the incorporated area of Sweetwater. General boundaries of the City of Sweetwater are now:

North:	N.W. 25 Street
South:	S.W. 8 Street
East:	N.W./ S.W. 107 Avenue
West:	Florida Turnpike

The resident population of Sweetwater is now estimated at approximately 20,000, of which approximately 95 percent are of Hispanic origin. This area is now home to over 600 businesses, 6,500 residential housing units and a wide range of commercial facilities (including two regional malls).

The appraised property is situated in the southwest sector of the City of Sweetwater. Surrounding land use here is primarily older low to medium density residential including single-family homes, duplexes and townhouses. Land use in the northern sector of Sweetwater between N.W. 108 and N.W. 112 Avenues is primarily commercial and industrial in nature including the Dolphin Regional Mall to the west of N.W. 112 Avenue, and the International Mall to the east of N.W. 107 Avenue. An evolving trend in this neighborhood is the redevelopment of older industrial facilities to a higher and better use (consistent with a location between two successful regional malls). Other events which could impact future development within the area include continued efforts by the City of Sweetwater to annex additional lands to the east and west of the current boundaries.

AERIAL VIEW OF THE APPRAISED PROPERTIES



Source: Google Earth Pro

PHOTOGRAPHS OF PARCEL A AND ITS PARENT TRACT



1. Looking north at Parcel A parent tract (most of fenced area) from S.W. 2 Street.

2. Looking east at the east end of Parcel A (left of chainlink fence).



3. Looking south at the west end of Parcel A (in front of chainlink fence).

PHOTOGRAPHS OF PARCEL B AND ITS PARENT TRACT

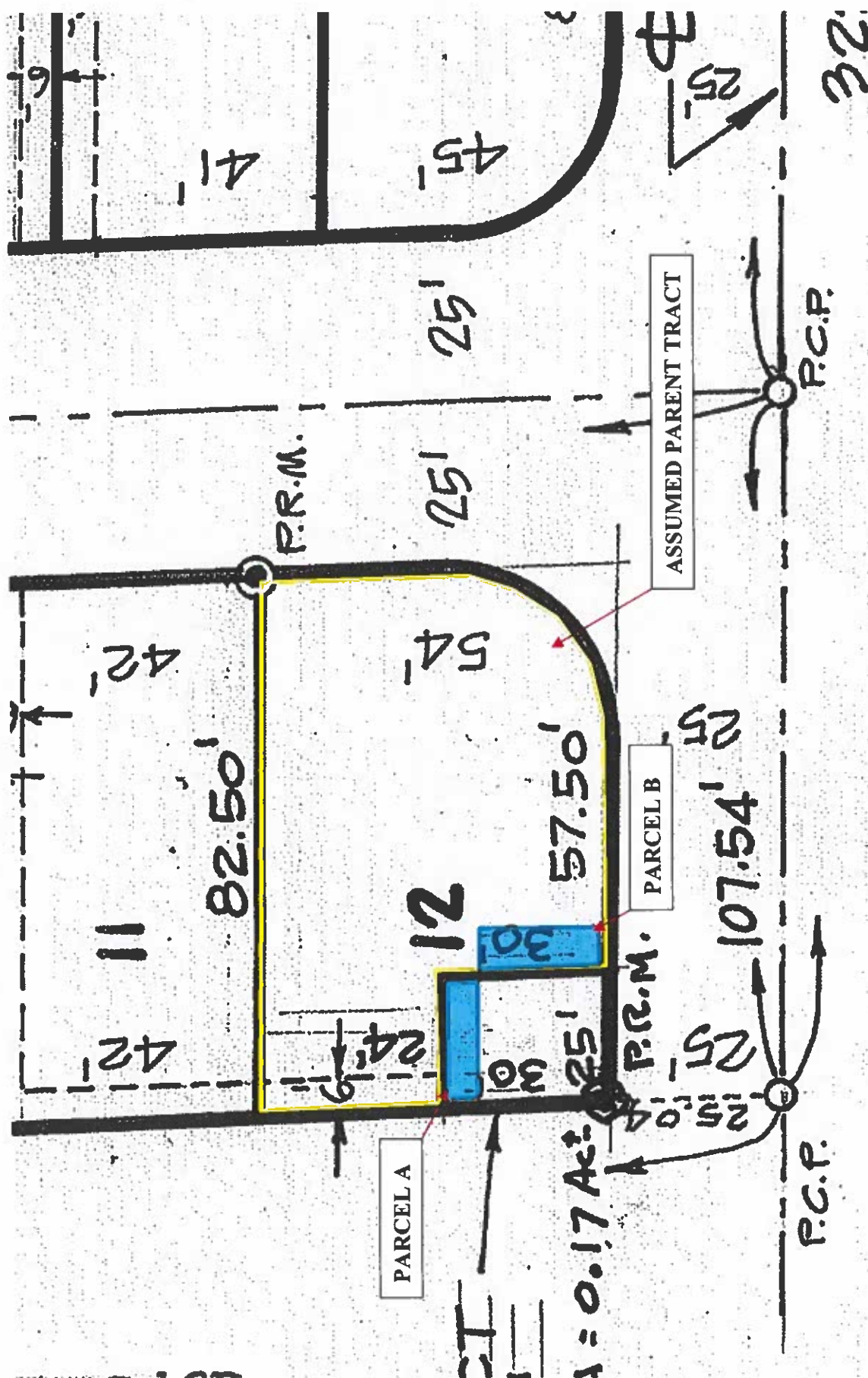


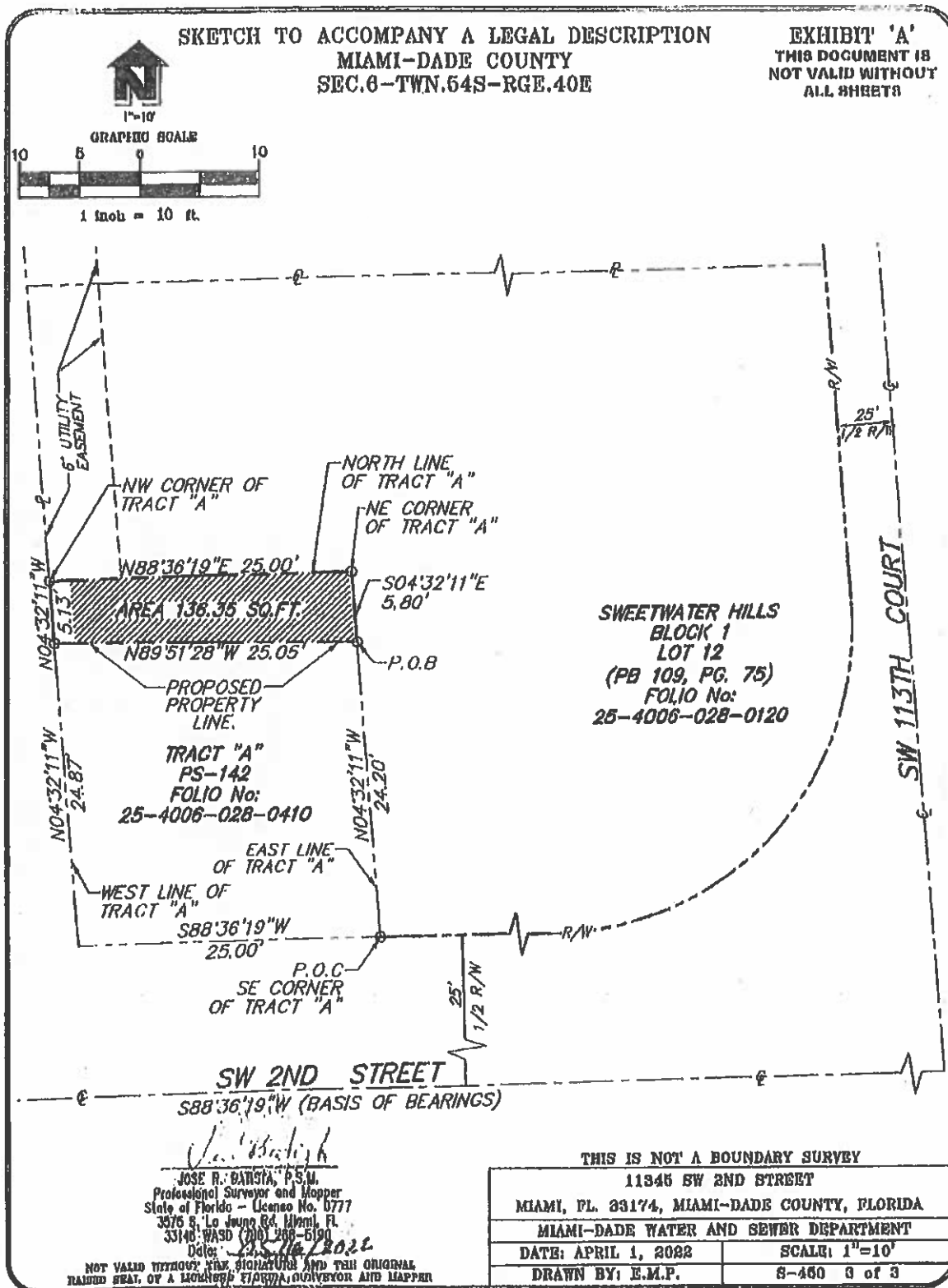
4. Looking west at Parcel B parent tract from S.W. 113 Court.

5. Looking north at Parcel B (right portion of fenced area) from S.W. 2 Street.

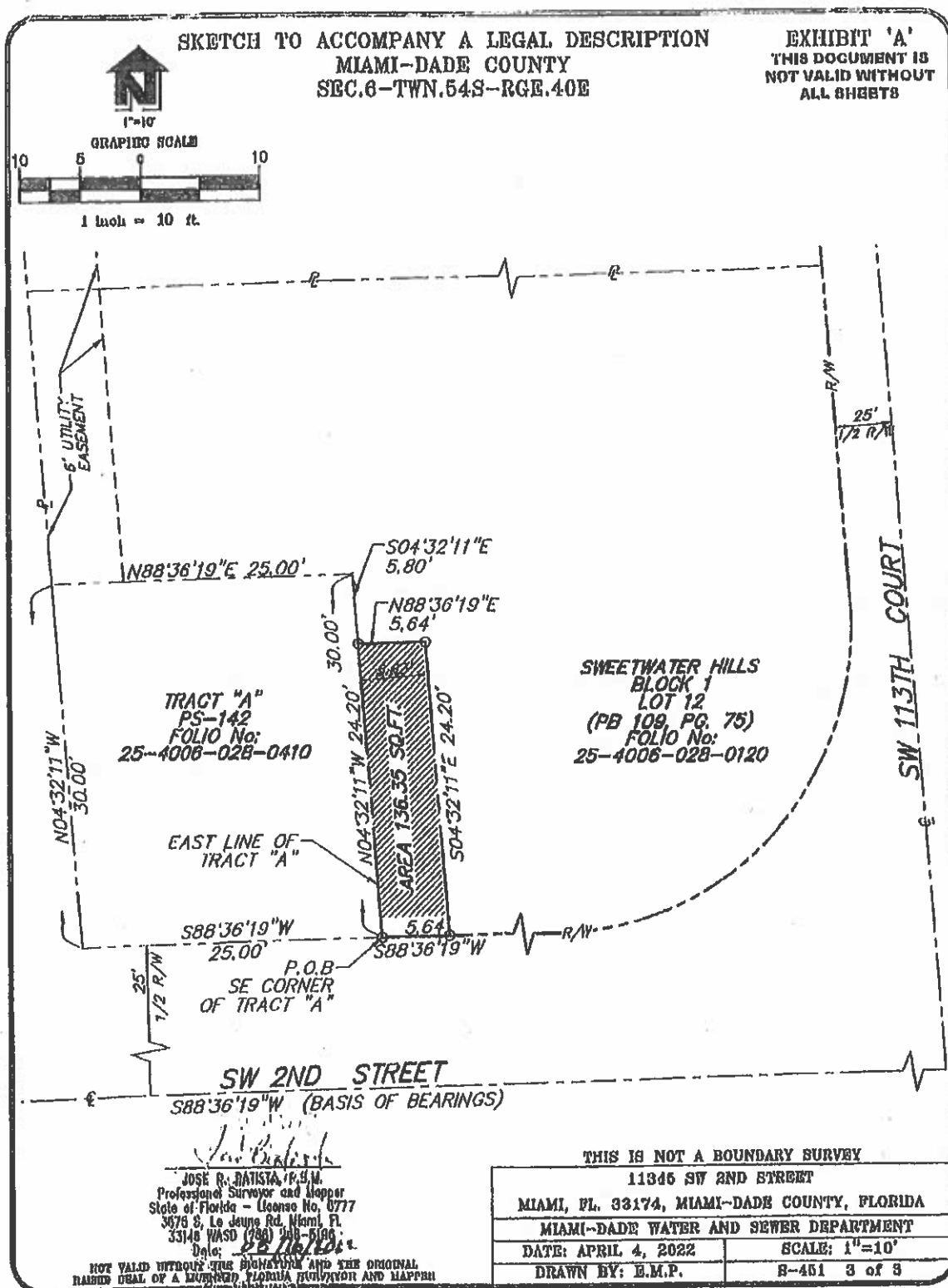


6. Looking west at Parcel B (behind chainlink fence) from S.W. 113 Court).





SURVEY OF PARCEL A



SURVEY OF PARCEL B

V. PROPERTY DESCRIPTION

A. Ownership and History

Appraised Parcels A and B are portions of subdivided lots originally platted in 1978 as Sweetwater Hills and recorded at Plat Book 109, Page 75. Parcel B is a portion of Lot 12 in this subdivision, a 3,571 square foot single-family homesite. Parcel A is a portion of Tract A in this subdivision, a 751.75 square foot parcel reserved as a site for a municipal pump station. Subsequent to platting, Tract A was deeded to the county for construction of a pump station and Lot 12 was improved with a two-story single-family home in 1980. According to Miami-Dade County records, Lot 12 is currently owned by Julio and Marialina Montes de Oca who acquired the property in April 14, 2021 for an indicated consideration of \$355,000 (OR Book 32463, Page 2615). Tract A is currently held in the name of Miami-Dade County Water and Sewer.

Tract A lies adjacent to and abuts Lot 12 on two sides. In the course of construction, the pump station located on Tract A inadvertently encroached on Lot 12 on one side (Encroachment Parcel B). At the same time Lot 12 encroached on Tract A on one side (Encroachment Parcel A). Both encroachment areas are of the same size and contain 136.35 square feet. We understand a land swap has now been proposed as a means of curing these encroachments. To facilitate a potential land swap, the client has instructed that Parcels A and B be appraised assuming they are part of a larger buildable residential lot – in this instance the parent tract of Parcel B.

B. Location and Access

The appraised properties are located in a single-family subdivision at the intersection of S.W. 113 Court and S.W. 2 Street in Sweetwater. Surrounding land use is primarily older low to medium density residential comprising single-family homes, duplexes and townhouses. S.W. 113 Court and S.W. 2 Street are both interior neighborhood streets providing local access. Primary north/south access to the neighborhood is available on S.W. 107 Avenue, a major arterial interchanging with the Dolphin Expressway, one mile to the north. Primary east/west access to the neighborhood is available on both W. Flagler Street and S.W. 8 Street, two arterials with S.W. 8 Street interchanging with the Florida's Turnpike, one half mile to the southwest.

The Florida Turnpike and Dolphin Expressway provide convenient regional access to this neighborhood, with downtown Miami being 10 miles to the east and the Miami International Airport being five miles to the east.

C. Site Description

Both Parcels A and B are portions of platted lots. Parcel B is a portion of single-family homesite (Lot 12) located at 160 S.W. 113 Court. This close to rectangular-shaped corner homesite fronts for 54 feet on S.W. 113 Court and 57.5 feet on S.W. 2 Street and contains a total area of 3,571 square feet. Parcel B is a rectangular parcel located

in the southwest corner of Lot 12. As illustrated on an attached survey, Parcel B fronts on S.W. 2 Street for 5.64 feet and contains a total area of 136.55 feet.

Parcel A is a portion of a rectangular site (Tract A) located at 11345 S.W. 2 Street and reserved for a municipal pump station. Tract A fronts for 25.0 feet on the north side of S.W. 2 Street and contains a total area of 751.75 feet. Parcel A is a close to rectangular parcel located at the north end of Tract A. As illustrated on an attached survey, Parcel A has a width of close to 25 feet and contains a total area of 136.35 feet.

Topography of both Parcel A and Parcel B is generally level and close to the frontage street grade. The appraised properties are located in Flood Zone "AH", areas determined to be subject to one percent annual chance flood. This information is according to the Federal Emergency Management Flood Insurance Rate Map No. 120086C0269L, as revised September 11, 2009.

An environmental assessment report was not available for the appraised properties. For the purposes of this appraisal it is assumed that the properties are free of environmental contamination. If future study reveals the existence of contamination, the values concluded herein may require revision.

Municipal utilities available to the appraised properties include water and sewer (Miami-Dade Water and Sewer Authority), electricity, telephone and cable service.

D. Description of Improvements

Because this appraisal entails valuation of land parcels only, a description of improvements has necessarily been limited. The parent property of Parcel B is currently improved with a two-story CBS residence constructed in 1980. A 2021 MLS listing on the property describes the residence as a twin home (one common wall with a residence on an adjacent lot) with four bedrooms and three bathrooms in approximately 1,900 square feet. Features include a bedroom and bath on the first floor; family room; carpeted and ceramic floors; central A/C; covered rear patio; and barrel tile roof. Exterior inspection would suggest the residence is in good condition. Existing improvements on Parcel B itself including fencing and site improvements related to a county operated pump station.

The parent property of Parcel A is currently improved with an in ground pump station operated by Miami-Dade Water and Sewer. Site improvements include chainlink fencing and gates securing the perimeter of the site. Existing improvements on Parcel A itself include a portion of a covered patio related to the residence on the Parcel B parent property.

E. Zoning and Planning

Both Parcels A and B as well as their parent properties are currently zoned RTW, Twin Home Residential District by the City of Sweetwater. The intent of this district is to provide suitable sites for small single family detached units on reduced size platted lots

by utilizing a common zero lot line setback concept to create a large lot neighborhood appearance. Permitted uses include single family detached homes developed in pairs on separate lots with a common zero side setback. General provisions of the RTW district are summarized below.

Minimum Lot Size:	3,750 S.F.
Minimum Lot Width:	40 ft.
Maximum Building Height:	25 feet or 2 stories
Maximum FAR:	1 story – 35%
	2 story – 70%
Minimum Setbacks:	
Front:	25 ft.
Rear:	15 ft.
Side:	10 ft. (waived on zero lot)
Maximum Density:	13 units/acre
Minimum Open Space:	30%

As an approved platted lot, any nonconformity of the Parcel B parent tract with current zoning provisions (such as lot size) is assumed to be grandfathered at this point. At the instruction of the client, it is an assumption of this appraisal that both Parcels A and B are part of a larger buildable residential lot (in this instance the parent tract of Parcel B).

The City of Sweetwater Future Land Use Plan designates both Parcels A and B as well as their parent properties as Moderate Multifamily Residential. This designation is consistent with the current zoning designation.

F. Assessment and Taxes

The appraised properties are assessed and taxed for 2022 by Miami-Dade County as a part of their parent tracts as follows:

	Parcel B Parent Tract	Parcel A Parent Tract
Folio Number	25-4006-028-0120	25-4006-028-0410
Land Value	\$121,414	\$ 785
Improvement Value	<u>\$214,445</u>	<u>\$1,274</u>
Total	\$335,859	\$2,059
Taxes (2022 Est.)	\$ 6,606	Not taxed

G. Highest and Best Use

Highest and best use is a fundamental premise of real estate valuation and may be briefly defined as:

Highest and best use is the reasonably probable and legal use of vacant land or improved property which is physically possible, appropriately supported, financially feasible, and results in the highest value.

At the instruction of the client, this appraisal is subject to the hypothetical assumption that both of the encroachment parcels appraised are part of a larger buildable residential lot – in this case the parent tract of Parcel B. As a result, our analysis of highest and best use in this instance has focused on the parent tract of Parcel B.

The Parcel B parent tract is currently zoned (Twin Home Residential District) and land use planned (Moderate Multifamily Residential) to permit small single-family residences on reduced size platted lots. As an approved platted lot, any nonconformity of the Parcel B parent tract with current zoning and planning provisions is assumed to be grandfathered at this point. And at the instruction of the client, the parent tract in this instance is assumed to be a buildable lot.

The Parcel B parent tract is a close to rectangular corner homesite in a platted subdivision. It is filled, level at street grade and utility services are in place. Based on the considerations above there are no identifiable physical constraints which would preclude development of the assumed parent property with most any legal use.

As discussed earlier in this report, the single family home market in Miami-Dade County has been in an uptrend recently, after experiencing modest declines related to the Covid pandemic. Local analysts expect a continuation of this trend in 2022, tempered only by the yet unknown impact of a recent uptick in home mortgage interest rates. Considering the factors discussed above, highest and best use of the Parcel B parent tract is concluded to be single family residential use.

VI. ANALYSIS OF DATA AND CONCLUSIONS

A. Methodology

Usual appraisal procedure involves an estimate of value by three separate approaches: the cost approach, the sales comparison approach, and the income capitalization approach. From the indications of these analyses and the weight accorded to each, an opinion of value is reached based on judgment within the outline of the appraisal process.

In this appraisal only land is being valued. As a result the sales comparison approach is the only relevant approach.

B. Land Sales

Following is an individual description of five sales of land parcels considered relevant to the valuation of the appraised properties. The sale write-ups are followed by a location map, summary table and our analysis.

Land Sale No. 1



Location:	25 N.W. 31 Avenue, Miami
Folio No:	01-4104-020-1600
Date of Transaction:	June 24, 2022
Recording Data:	OR Book 33284, Page 4387
Grantor:	PSF REO LLC
Grantee:	Sergio Cervantes
Parcel Size:	3,600 square feet
Street Frontage:	N.W. 31 Avenue
Zoning:	T3-R, Sub Urban Zone
Land Use Designation:	Single Family Residential
Potential Single Family Lots:	1
Proposed Land Use:	Single family residence
Present Use:	Vacant site
Highest and Best Use:	Single family

Sale Price:	\$150,000 - Cash to the seller
Price Per S.F. Land:	\$41.66
Price Per Potential Lot:	\$150,000
Verification:	Christina Morenza, broker (305-801-1978)
Comments:	This small single family lot is located in a mature residential neighborhood to the north of Flagler Street in Miami. Although the site size is well below that stipulated by current zoning, it is a buildable lot (a former residence on the property was demolished as an unsafe structure). However, while legally buildable, setback requirements limit the allowable building size. The grantee reportedly anticipates constructing a residence on the site.

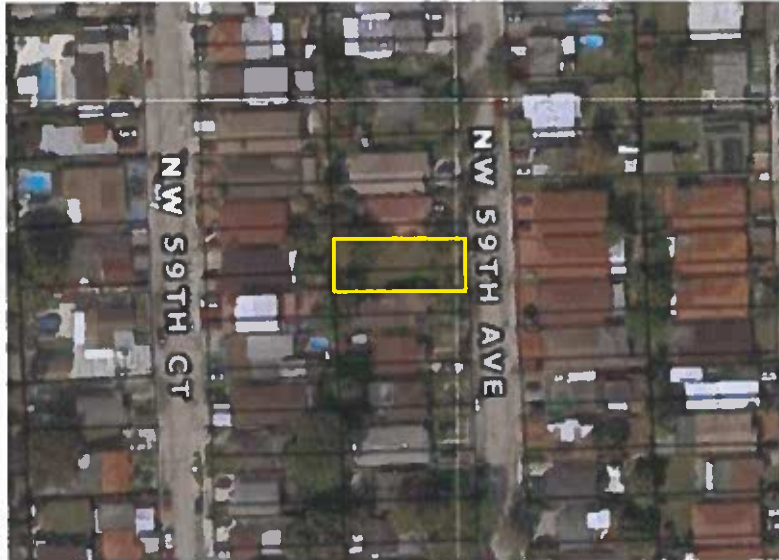
Land Sale No. 2



Location:	11131 S.W. 3 Street, Sweetwater
Folio No:	25-4006-001-1149
Date of Transaction:	January 27, 2022
Recording Data:	OR Book 33005, Page 2743
Grantor:	Brandi Noble, Trustee
Grantee:	Leon General Contractor LLC
Parcel Size:	9,100 square feet
Street Frontage:	S.W. 3 Street
Zoning:	RTW, Twin Home Residential District
Land Use Designation:	Moderate Multifamily Residential
Potential Single Family Lots:	2
Proposed Land Use:	Single family residence or duplex
Present Use:	1,052 square foot residence rebuilt by the grantee

Highest and Best Use:	Single family or duplex
Sale Price:	\$305,000 - Cash to the seller
Price Per S.F. Land:	\$33.52
Price Per Potential Lot:	\$152,500
Verification:	Scott Lombard, broker (954-609-8996)
Comments:	This residential lot in Sweetwater has the same RTW zoning designation as the appraised property (which would allow development of two single family homes). At the time of sale the property was improved with a 1,052-square foot residence originally constructed in 1954, in very poor condition and with an unpermitted addition. The grantee subsequently totally rebuilt the 1,052-square foot home without increasing its original size or configuration. Parties familiar with this sale have confirmed that it was a land sale and that the existing improvements had no contributory value. The small rebuilt home now on the site is also believed to be underimprovement of a 9,100 square foot lot zoned to permit duplex construction.

Land Sale No. 3



Location:	248 N.W. 59 Avenue, Miami
Folio No:	01-4001-003-0300
Date of Transaction:	November 16, 2020
Recording Data:	OR Book 32216, Page 3112
Grantor:	The Tricounty Building Company LLC
Grantee:	Alexander Rodriguez-Iglesias
Parcel Size:	4,880 square feet
Street Frontage:	N.W. 59 Avenue
Zoning:	T3-R, Sub Urban Zone
Land Use Designation:	Single Family Residential
Potential Single Family Lots:	1
Proposed Land Use:	Single family residence
Present Use:	Vacant site
Highest and Best Use:	Single family

Sale Price:	\$170,000 - Cash to the seller
Price Per S.F. Land:	\$34.84
Price Per Potential Lot:	\$170,000
Verification:	Marlene Hernandez, broker (305-498-3775)
Comments:	This is an older sale of a single family lot located in a mature residential neighborhood to the north of Flagler Street in proximity to Miami International Airport. The grantor had listed the property for sale at an asking price of \$185,000 and closed on this sale in November 2020 for \$170,000. Most recently the grantee has listed this property for resale at what is considered to be an unrealistic asking price of \$275,000.

Land Sale No. 4



Location:	736 N.W. 22 Place, Miami
Folio No:	01-3134-038-1960
Date of Transaction:	December 16, 2021
Recording Data:	OR Book 32962, Page 4828
Grantor:	Ivonne Diaz, personal representative
Grantee:	736 Place LLC
Parcel Size:	4,750 square feet
Street Frontage:	N.W. 22 Place
Zoning:	T3-O, Sub Urban Zone
Land Use Designation:	Duplex Residential
Potential Single Family Lots:	1
Proposed Land Use:	Single family or duplex
Present Use:	Vacant site
Highest and Best Use:	Single family or duplex

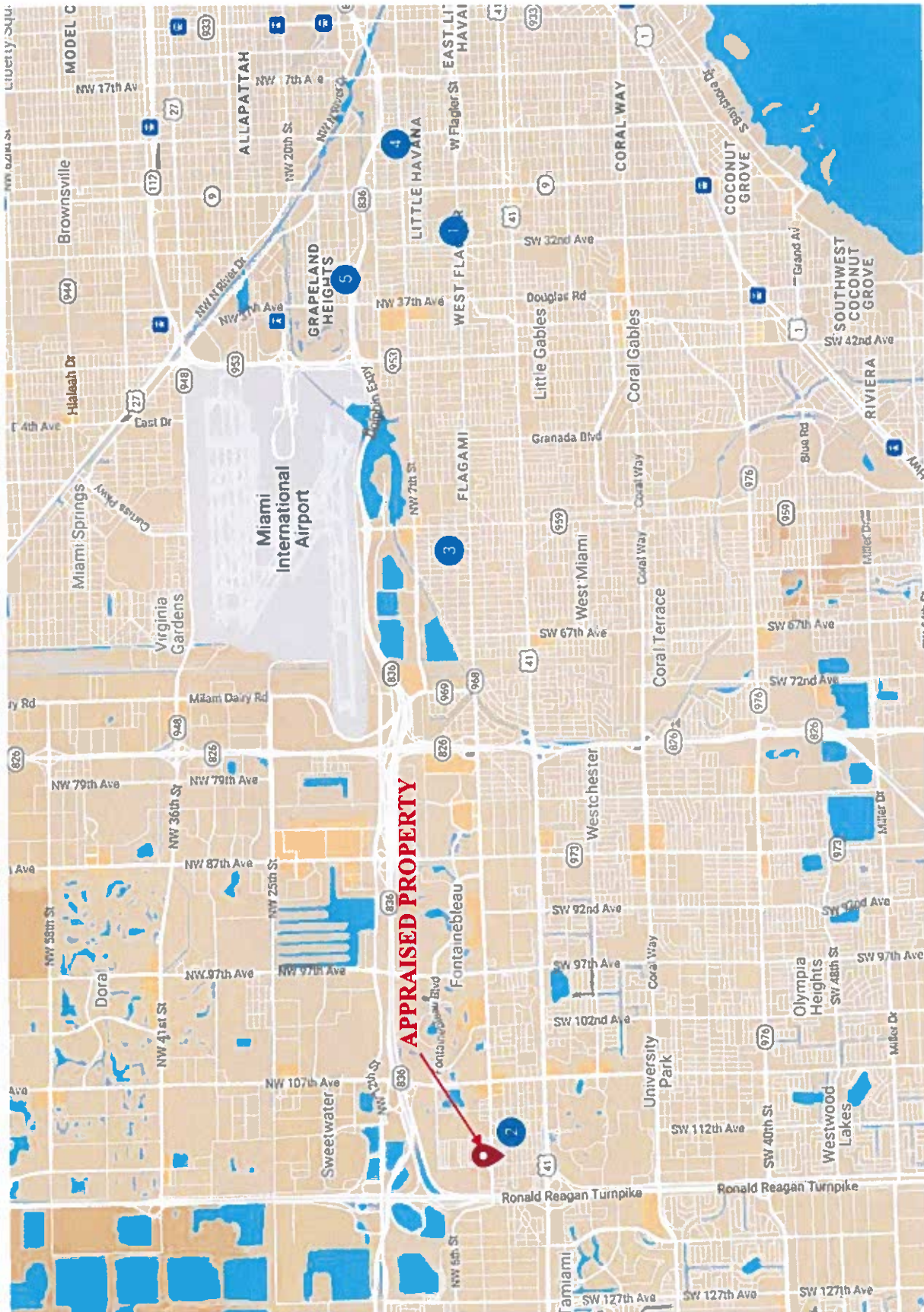
Sale Price:	\$200,000 - Cash to the seller
Price Per S.F. Land:	\$42.11
Price Per Potential Lot:	\$200,000
Verification:	Alex Zangen, broker (305-525-0191)
Comments:	This single family or duplex lot is located in a mature residential neighborhood to the north of N.W. 7 Street in Miami. The grantor had listed the property for sale at an asking price of \$200,000 and contracted this sale in July 2021. Due to delays, the sale did not close until December 2021. County tax liens on the property had reportedly been settled by the grantor prior to the closing of the sale.

Land Sale No. 5



Location:	3446 N.W. 14 Terrace, Miami
Folio No:	01-3133-014-4890
Date of Transaction:	July 26, 2022
Recording Data:	OR Book 33322, Page 2297
Grantor:	Magaly Martinez
Grantee:	Short Sales and Foreclosures Corp.
Parcel Size:	5,400 square feet
Street Frontage:	N.W. 14 Terrace
Zoning:	T3-L, Sub Urban Zone
Land Use Designation:	Single Family Residential
Potential Single Family Lots:	1
Proposed Land Use:	Single family
Present Use:	Vacant site
Highest and Best Use:	Single family

Sale Price:	\$210,000 - Cash to the seller
Price Per S.F. Land:	\$38.89
Price Per Potential Lot:	\$210,000
Verification:	Tammy Garcia, broker (305-458-9737)
Comments:	This single family lot is located in a mature residential neighborhood in close proximity to the Miami International Airport. The grantor had listed the property for sale at an original asking price of \$260,000. Following a series of price reductions, this sale was consummated after 8 months on the market.



APPRAISED PROPERTY

LAND SALES MAP

LAND SALES SUMMARY

<u>Sale No.</u>	<u>Location</u>	<u>Sale Date</u>	<u>Site Size (S.F.)</u>	<u>Zoning</u>	<u>Land Use Plan</u>	<u>Potential Single Family Lots</u>	<u>Sale Price</u>	<u>Price/S.F. Land</u>	<u>Price/Potential Lot</u>
1	25 N.W. 31 Avenue, Miami	June 2022	3,600	T3-R	Single Family Residential	1	\$150,000	\$41.66	\$150,000
2	11131 S.W. 3 Street, Sweetwater	January 2022	9,100	RTW	Moderate Multi-Family Residential	2	\$305,000	\$33.52	\$152,500
3	248 N.W. 59 Avenue, Miami	November 2020	4,880	T3-R	Single Family Residential	1	\$170,000	\$34.84	\$170,000
4	736 N.W. 22 Place, Miami	December 2021	4,750	T3-O	Duplex Residential	1	\$200,000	\$42.11	\$200,000
5	3446 N.W. 14 Terrace, Miami	July 2022	5,400	T3-L	Single Family Residential	1	\$210,000	\$38.89	\$210,000

C. Analysis of Sales

In this instance appraised Parcels A and B are concluded to be the same for the purposes of comparison to the comparable sales considered. Both Parcels A and B are of the same size, zoning and land use designation, locational and physical characteristics. Further, the parcels are assumed to be a part of the same Parcel B Parent Tract. As a result, any adjustments necessary to the sales considered apply equally to both Parcels A and B as part of the same parent tract.

The five sales considered indicate an overall price range of \$33.52 to \$42.11 per square foot of land and \$150,000 to \$210,000 per potential single family lot. Each of the sale properties is located in a mature residential neighborhood of the Miami metropolitan area, with Sale 2 being in Sweetwater and the others in the City of Miami. All of the sale properties are zoned and land planned to permit a single family residence. Each of the sales was an arms length transaction with no seller financing. Factors considered in comparing these sales to the appraised properties are discussed below.

Market Conditions – Sales 1, 2 and 5 each occurred in 2022 and are reflective of current market conditions. Sale 3 closed in September 2020 and Sale 4 was contracted in July 2021. Considering that real estate prices throughout Miami-Dade County have been in an upward trend in recent years, both Sales 3 and 4 warrant upward adjustment for market conditions.

Site Size – Parcel sizes of the sales considered range from 3,600 to 9,100 square feet. Considering that Sale 2 comprises two potential lots of 4,550 square feet each, individual lot sizes of the sale properties range from 3,600 to 5,400 square feet and compare to the 3,571 square feet of the assumed Parcel B parent tract. Each of the sale property lots is legally developable with a single family residence, as is the Parcel B parent tract. However, Sales 2 and 5 warrant upward adjustment to the price per square foot for being oversized lots. And while Sale Property 1 is essentially the same size as the Parcel B parent tract, setback requirements of Sale Property 1 zoning limit its developability. The zero lot line provision of the appraised property zoning is superior in this regard, warranting an upward adjustment to Sale 1.

Zoning and Land Use Plan – Each of the sale properties is zoned and land planned to permit a single family residence. Sale Property 2 is also zoned RTW (same as the appraised property). Sale Properties 1 and 3 to 5 are zoned T-3, permitting single family residences on a minimum 5,000 square foot lot. All of the sale properties are legally developable, with any inconsistency with current zoning provisions being grandfathered at this point. No adjustments to the sale properties are necessary for zoning and land use plan.

LAND SALE ADJUSTMENT GRID

	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Sale Date	June, 2022	January, 2022	November, 2020	December, 2021	July, 2022
Site Size - S.F.	3,600	9,100	4,880	4,750	5,400
Potential Lots	1	2	1	1	1
Zoning	T3-R	RTW	T3-R	T3-O	T3-L
Sale Price/ S.F. Land	\$41.66	\$33.52	\$34.84	\$42.11	\$38.89
S.F. Price Adjustments					
Market Conditions	=	=	++	+	=
Site Size	+	+	=	=	+
Zoning/Land Use	=	=	=	=	=
Location	-	=	-	-	-
Improvements	=	=	=	=	=
Net S.F. Price Adjustment	=	+	+	=	=

Location – Each of the sale properties is located in a mature residential neighborhood of the Miami metropolitan area. Sale Property 2 is also located in Sweetwater in close proximity to the appraised property. Sale Properties 1 and 3 to 5 are located further to the east in the City of Miami. While the neighborhood demographics of these sale properties are similar to those of the appraised property, their locations are more proximate to Miami's urban core and are superior in this regard. As such, these four sales are adjusted downward.

Improvements – Each of the sale properties is a filled and level site with utility services in place similar to the appraised property. Only Sale Property 2 included building improvements at the time of sale. However, these improvements were limited to a 1,052 square foot residence originally constructed in 1952 in very poor condition and with an unpermitted addition. Parties familiar with the sale confirmed that these improvements had no contributory value and that the sale price was reflective of land value only. No adjustments for improvements are necessary.

D. Conclusions of Value

The five land sales considered reflect a price range of \$33.52 to \$42.11 per square foot of land. As summarized on the attached adjustment grid, Land Sales 2 and 3 (\$33.52 – \$34.84/S.F. of land) require a net upward adjustment in comparison to the appraised property. Land Sales 1, 4 and 5 (\$38.89 – \$42.11/S.F. of land) require no net adjustment and are considered most comparable to the appraised property. On this basis we conclude with a market value for the Parcel B parent property based on \$42 per square foot of land. Applying this unit value to Parcels A and B results in the following value conclusions for these parcels assumed to be a part of a larger buildable residential lot (the Parcel B parent property).

Parcel A: 136.35 S.F. x \$42/S.F. = \$5,730 Rnd

Parcel B: 136.35 S.F. x \$42/S.F. = \$5,730 Rnd

E. Exposure and Marketing Time

Based on a review of the comparable sales data researched for this appraisal assignment, it is the appraiser's opinion that the market for residential land in the local market area is very active and that marketing and exposure times are only extended if listing prices are unrealistic. Each of the comparable sales used in this appraisal provided marketing times, which ranged from 2 to 15 months and averaged 6.4 months. The appraiser has reviewed additional research which indicated an average marketing time of approximately 6 months. When considering the factors that affect the appraised property, it is estimated that the marketing and exposure time would be approximately 6 months assuming a competent and aggressive marketing strategy.

VII. ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable and, whenever possible, it was cross checked with another source. However, no warranty is given for its accuracy.
5. All engineering is assumed to be correct. The plot plans, plats, maps, and illustrative material in this report are included only to assist the reader in visualizing the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in the appraisal report.
9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
11. The existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such materials within or near the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as

asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material within or near the property that would cause a loss in value. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

12. The appraisal is intended to comply with the appraisal requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Appraisal Institute.

This appraisal report has been made with the following general limiting conditions:

1. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
2. Possession of this report, or a copy thereof, does not carry with it the right of publication.
3. The appraiser, by reason of this appraisal, is not required to give further consultation, testimony, or be in attendance in court with reference to the property in question unless arrangements have been previously made.
4. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.
5. Any value estimates provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in the report.

VIII. CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is our personal, unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, and the requirements of the State of Florida for state-certified appraisers.
7. Geoffrey D. Heath, MAI provided significant assistance in the preparation of this report. No one else provided significant assistance in the preparation of this appraisal report.
8. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
9. As of the date of this report, the undersigned have completed the requirements of the continuing education program of the Appraisal Institute.
10. The use of this report is subject to the requirements of the State of Florida relating to review by the Real Estate Appraisal Subcommittee of the Florida Real Estate Commission.
11. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.

12. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.
13. Geoffrey D. Heath, MAI conducted a personal inspection of each of the appraised properties.

It is the opinion of the undersigned that Parcels A and B described herein have the following market values under the hypothetical assumption that they are a part of a larger buildable residential lot (the Parcel B parent property), as of September 25, 2022:

Parcel A: \$5,730

Parcel B: \$5,730

**Edward
N. Parker**

Digitally signed by Edward N.
Parker
DN: cn=Edward N. Parker,
o=Investors Research
Associates, ou,
email=ira5730@aol.com,
c=US
Date: 2022.10.06 15:10:37
-04'00'

Edward N. Parker, MAI
State Certified General Appraiser
License #0000144

**Geoffrey
D. Heath**

Digitally signed by Geoffrey D.
Heath
DN: cn=Geoffrey D. Heath,
o=Investors Research
Associates, Inc., ou,
email=ira5730@aol.com, c=US
Date: 2022.10.06 15:09:55
-04'00'

Geoffrey D. Heath, MAI
State Certified General Appraiser
License #0001456

IX. QUALIFICATIONS

EDWARD N. PARKER, MAI
Investors Research Associates, Inc.
5730 S.W. 74 Street, Suite 100
South Miami, Florida 33143-5381
Phone No.: (305) 665-3407
Fax No.: (305) 665-4921
Cell: (305) 793-4591

Academic

University of Alabama - B.S., Marketing
University of Miami - M.B.A.

Experience

Mr. Parker began his career as a real estate consultant in 1972 with the Reinhold P. Wolff Economic Research Company in Coral Gables, Florida. As a staff analyst, he was responsible for the preparation of market feasibility studies, retail studies, economic use analyses, and site location studies.

In 1974, Mr. Parker joined the Miami office of Real Estate Research Corporation (RERC), a wholly owned subsidiary of the First National Bank of Chicago. As a staff appraiser and analyst, Mr. Parker prepared appraisals of all types of income-producing properties located throughout the United States and the Caribbean. These valuations involved fee simple interest, leaseholds, partial interests, and going-concern valuations. He has also appraised a large number of special purpose properties including schools, marinas, resorts, and specialized manufacturing facilities. Mr. Parker's administrative responsibility at RERC included the coordination of the appraisal of the assets of two major Miami-based REITS during their orderly portfolio disposition. Mr. Parker also managed the annual ongoing portfolio appraisal of the properties comprising the First National Bank of Chicago commingled pension trust known as Fund F.

In June, 1981, Mr. Parker joined Investors Research Associates, Inc. as a principal. During the 1980's and early 1990's the firm specialized in income property appraisals, highest and best use and market studies, as well as consultation services for major lending institutions, insurance companies, real estate syndicators, developers, pension funds and governmental agencies. Discounted cash flow and sensitivity analyses, as well as absorption studies are some of the services provided to clients. The firm has successfully completed a number of very complex valuation assignments involving environmentally sensitive wetlands including offshore island properties for private and public clients. Agricultural properties including row crop land, groves, and tree nurseries are another specialty.

Since about 1997 Mr. Parker's appraisal work has been more oriented to eminent domain appraisals for both public and private clients. The public client list includes the Florida Department of Transportation, South Florida Water Management District, National Park Service, U.S. Department of Justice, Miami-Dade County Department of Transportation and Public Works, Miami-Dade County Internal Services Department, Miami-Dade County Housing and Urban Development, Miami-Dade County State Attorney's Office, and Miami-Dade Water and Sewer Department. Property types appraised for condemnation purposes include office buildings, retail stores, restaurants, service stations, banks, churches, apartments, vacant sites, agricultural (crop land and tropical fruit groves), and environmentally sensitive wetlands.

Mr. Parker has qualified as an expert witness in Miami-Dade, Broward, Monroe and Duval County Circuit Courts, U.S. District Court, and U.S. Bankruptcy Court. He is also currently certified under the continuing education program conducted by the Appraisal Institute.

Affiliations

Member of the Appraisal Institute – MAI
Licensed Real Estate Broker - State of Florida
State Certified General Appraiser – RZ-144

GEOFFREY D. HEATH, MAI
Investors Research Associates, Inc.
5730 S.W. 74 Street, Suite 100
South Miami, Florida 33143-5381
Phone No.: (305) 665-3407
Fax No.: (305) 665-4921

Academic

London School of Economics, M.Sc., Economics
University of Chicago, M.B.A., Finance
Lehigh University, B.A., Finance

Experience

Before associating with Investors Research Associates in 1995, Mr. Heath served as Senior Vice President of Real Estate Research Corporation as a specialist in the economics and appraisal of real estate. Prior experience includes Deputy director of all appraisal services for that firm. He directed numerous major appraisal assignments throughout the country. They included valuations of substantial commercial real estate portfolios for a variety of purposes including merger, acquisition, divestiture, and current value reporting as well as a large number of special-purpose properties including schools, mobile home parks, marinas, resorts, and specialized manufacturing facilities. These valuations involved fee simple leasehold, partnership and partial interests for both existing and proposed projects.

For the past 23 years Mr. Heath's appraisal work has focused on eminent domain appraisals in Miami-Dade County. Clients have included the Florida Department of Transportation, Miami-Dade Water and Sewer Department, City of Miami Real Estate Management, and Miami-Dade County Internal Services. Property types appraised for eminent purposes include service stations, office buildings, retail stores, apartments, churches, schools, vacant sites, and agricultural uses (crop land, plant and tree nurseries and fruit groves). These appraisals have entailed valuation of whole takings, partial takings, permanent easements, as well as temporary construction and aerial easements. Components of these appraisals typically include valuation of the whole property, the part to be acquired, the remainder property, and the damages if any.

In addition to real estate appraisal work, Mr. Heath's past experience includes completion of numerous feasibility studies evaluating retail potential, office space demand and housing marketability in a number of U.S. cities. These studies were completed for a variety of both public and private clients.

Affiliations

Appraisal Institute, MAI, Certificate No. 6090
Florida Real Estate Broker
South Florida Chapter 24, Appraisal Institute (Board of Directors, Admissions Committee)
State of Florida Certified General Appraiser No. RZ0001456



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: December 2, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(O)(2)

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 ____, majority plus one ____, 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) ____, 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 Devilla Levine Carr Mayor
Veto _____
Override _____

Agenda Item No. 8(O)(2)
12-2-25

RESOLUTION NO. R-1158-25

RESOLUTION APPROVING, PURSUANT TO SECTION 125.37, FLORIDA STATUTES, AN AGREEMENT TO EXCHANGE A PORTION OF PROPERTY OWNED BY THE COUNTY LOCATED AT 11345 SW 2ND STREET, SWEETWATER, FLORIDA FOR A PORTION OF PROPERTY LOCATED AT 160 SW 113 COURT, SWEETWATER, FLORIDA OWNED BY JULIO J. AND MARIALINA MONTES DE OCA, WHICH PROPERTIES HAVE BEEN APPRAISED AT EQUAL VALUE; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE EXCHANGE OF PROPERTY AGREEMENT, TO EXERCISE ANY AND ALL RIGHTS CONFERRED THEREIN, AND TO TAKE ALL OTHER ACTIONS NECESSARY TO EFFECTUATE SAME; AND AUTHORIZING THE CHAIRMAN OR VICE-CHAIRMAN OF THE BOARD TO EXECUTE A COUNTY DEED AND TO ACCEPT CONVEYANCE OF THE PROPERTY TO BE RECEIVED FROM THE MONTES DE OCAS

WHEREAS, Miami-Dade County (the "County") is the owner of real property, bearing Folio Number 25-4006-028-0410, located at 11345 S.W. 2nd Street, Sweetwater, Florida; and

WHEREAS, County Pump Station 142 ("PS-0142") is located on the County owned parcel; and

WHEREAS, Julio J. and Marialina Montes de Oca (the "Montes de Ocas") are the owners of real property, bearing Folio Number 25-4006-028-0120, located at 160 S.W. 113 Court, Sweetwater, Florida; and

WHEREAS, WASD established a Pump Station Improvement Program to upgrade the wastewater collection and transmission system, including pump stations and force mains, pursuant to Section 24-42.3 of the Code of Miami-Dade County and the County's current Consent Decree with the United States Environmental Protection Agency, the State of Florida, and the Florida Department of Environmental Protection (the "Consent Decree"); and

WHEREAS, in order to bring PS-0142 into compliance with the requirements and regulations set forth in the Consent Decree, the County must upgrade PS-0142; and

WHEREAS, during the design phase of the proposed upgrades, it was discovered that a portion of PS-0142 was encroaching onto the adjacent property owned by the Montes de Ocas, and a fence belonging to the Montes De Ocas was encroaching on the property belonging to the County; and

WHEREAS, the County needs to acquire ownership of the small portion of the property owned by the Montes de Ocas on which PS-0142 now sits; and

WHEREAS, in order to assist the County, the Montes de Ocas are willing to exchange the small portion of their property on which PS-0142 sits (the “Montes de Ocas Property”) in exchange for a similar-sized strip of the property the County owns on which the Montes de Ocas’ fence is currently encroaching (the “County Property”); and

WHEREAS, to address these encroachments and to correct the respective legal descriptions for the properties at issue, a property exchange between the County and the Montes de Ocas, through execution of the Agreement to Exchange Property (the “Agreement”) attached to the accompanying memorandum as Exhibit 1, is recommended; and

WHEREAS, both the County Property and the Montes de Ocas Property have been appraised by a County-approved appraiser and were each valued at \$5,730.00; and

WHEREAS, this mutually beneficial exchange is in the County’s best interest and will allow the planned PS-0142 upgrades to proceed as scheduled, which will allow WASD to meet its regulatory compliance deadlines; and

WHEREAS, section 125.37, Florida Statutes, allows the County to exchange real property for other real property if it is in the County's best interest and the County property to be exchanged is not needed for any other County purpose; and

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

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

Section 1. The Board adopts and incorporates the foregoing recitals and accompanying memorandum as if fully set forth herein.

Section 2. The Board authorizes the County Mayor or County Mayor's designee to execute the Agreement.

Section 3. As part of the Agreement, the Board hereby approves, pursuant to section 125.37, Florida Statutes, conveyance of the County Property to the Montes De Ocas in exchange for conveyance of the Montes De Ocas Property to the County. The Montes De Ocas shall immediately convey the Montes de Ocas Property to the County via the Quit Claim Deed, in substantially the form attached as Exhibit C to the Agreement, and the County shall convey the County Property to the Montes de Ocas via County Deed, in substantially the form attached as Exhibit D to the Agreement. The Parties shall have immediate right to possession of their respective properties after recordation of the respective deeds.

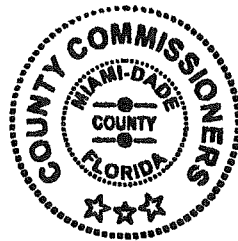
Section 4. The Board authorizes the Chairman or the Vice-Chairman to execute and deliver a County Deed conveying the County Property to the Montes de Ocas. The Board also authorizes the Chairman or Vice-Chairman to accept the Quit Claim Deed to be executed by Montes De Ocas.

Section 5. Pursuant to Resolution No. R-974-09, this Board: (a) directs the County Mayor or County Mayor's designee to record said instruments of conveyance accepted herein in the public records of Miami-Dade County, Florida and to provide a recorded copy of the instrument to the Clerk of the Board within thirty (30) days of execution of said instruments; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of the instrument together with this resolution.

The foregoing resolution 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:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	absent	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Vicki L. Lopez	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of December, 2025. 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.

SED

Sarah E. Davis

Return to:

Miami-Dade Water & Sewer Department.
3071 S.W. 38th Avenue
Miami, FL 33146
c/o Patty Palomo
Folio No. 25-4006-028-0410

COUNTY DEED

THIS DEED, made this 2 day of March, A.D. 2026, by and between **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is: Suite 220, Miami-Dade Government Center, 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the first part, and Julio J and Marialina Montes de Oca, whose address is, 160 S.W. 113 Court, Sweetwater, Florida 33174, party of the second part,

WITNESSETH:

THAT the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors, and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

SEE EXHIBIT "1" ATTACHED HERETO AND MADE A PART HEREOF.

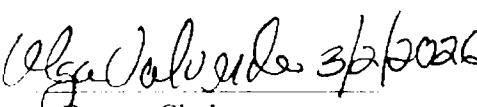
This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF, the said party of the first part, has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chair or Vice-Chair of said Board, the day and year aforesaid.

ATTEST:

JUAN FERNANDEZ-BARQUIN,

CLERK OF THE BOARD

By:  3/2/2026

Deputy Clerk

Olga Valverde - e18183

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

BY ITS BOARD OF COUNTY COMMISSIONERS

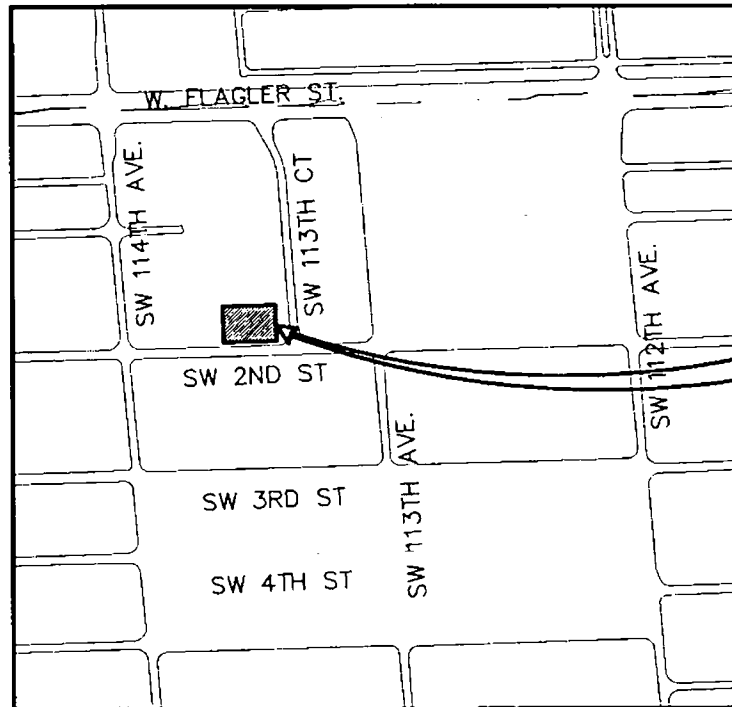
By: 

Chair

The foregoing was authorized and approved by Resolution No. R-1158-25 of the Board of County Commissioners of Miami-Dade County, Florida, on the 2 day of DECEMBER, A.D. 2025.

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
LOCATION MAP
MIAMI-DADE COUNTY
SEC.6-TWN.54S-RGE.40E**

**EXHIBIT 'A'
THIS DOCUMENT IS
NOT VALID WITHOUT
ALL SHEETS**



SURVEYOR NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS "SKETCH & LEGAL DESCRIPTION" HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENT(S) OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, WHERE THE CENTER LINE OF SW 2ND STREET BEARS S 88°36'19" W. ALL DISTANCES AS SHOWN ARE BASED ON THE US SURVEY FOOT.
6. SURVEY REFERENCES (ALL FROM MIAMI-DADE PUBLIC RECORDS):
 - a. PLAT BOOK 109, PAGE 75
 - b. O.R.B. 10491-612

7. SINCE NO OTHER INFORMATION WAS FURNISHED OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA, THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SKETCH OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ABBREVIATIONS:

PB = PLAT BOOK
PG. = PAGE
SEC. = SECTION
R/W = RIGHT OF WAY
P. = PROPERTY LINE
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINING
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I HEREBY CERTIFY THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEVE AND FURTHER, THAT SAID SKETCH MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO RULE 5J-17, FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

Jose R. Batista
JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 NASD (786) 299-5196
Date: 25/10/2022

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

THIS IS NOT A BOUNDARY SURVEY

11345 SW 2ND STREET	
MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA	
MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: APRIL 4, 2022	SCALE: N.T.S.
DRAWN BY: E.M.P.	S-451 1 of 3

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.6-TWN.54S-RGE.40E**

**EXHIBIT 'A'
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LEGAL DESCRIPTION:

A PORTION OF LOT 12, BLOCK 1 OF "SWEETWATER HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH EAST CORNER OF TRACT "A" OF "SWEETWATER HILLS", THENCE RUN N 04°32'11" W ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE 24.20 FEET; THENCE RUN N 88°36'19" E FOR A DISTANCE 5.64 FEET; THENCE RUN S 04°32'11" E ALONG A LINE PARALLEL WITH AND 5.63 FEET EAST OF THE EASTERLY LINE OF SAID TRACT "A" FOR A DISTANCE 24.20 FEET TO THE SOUTHERLY LINE OF SAID LOT 12, SAID LINE ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF SW 2ND STREET; THENCE RUN S 88°36'19" W ALONG SAID LINE FOR A DISTANCE 5.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 136.35 SQ.FT. OR 0.003 ACRES

Jose R. Batista

JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASH (786) 268-5196
Date: 05/16/2022

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RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

THIS IS NOT A BOUNDARY SURVEY

11345 SW 2ND STREET	
MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA	
MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: APRIL 4, 2022	SCALE: N.T.S.
DRAWN BY: E.M.P.	S-451 2 of 3

Prepared and return to:
Intergovernmental Division
3071 SW 38th Ave
Miami FL 33146

Folio: 25-4006-028-0120

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is executed this th28 day of January, 2026 by **JULIO J AND MARIALINA MONTES DE OCA**, whose mailing address is 160 S.W. 113 Court, Sweetwater, Florida 33174 ("Grantor"), to **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is Suite 220, Miami-Dade Government Center, 111 N.W. 1st. Street, Miami, Fl. 33128-1970 ("Grantee").

Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations in hand paid by the Grantee, the receipt and sufficiency whereof are hereby acknowledged, does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Miami-Dade County, Florida (the "Property"):

A PORTION OF TRACK "A" OF "SWEETWATER HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109 AT PAGE 75, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID TRACT "A" THENCE RUN N 04°32'11" W ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE 24.20 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89°51'28" W FOR A DISTANCE 25.05 FEET TO THE WESTERLY LINE OF SAID TRACT "A"; THENCE RUN N 04°32'11" W ALONG SAID LINE FOR A DISTANCE 5.13 FEET TO THE NW CORNER OF SAID TRACT "A"; THENCE RUN N 88°36'19" E FOR A DISTANCE 25.00 FEET TO THE NE CORNER OF SAID TRACT "A"; THENCE RUN S 04°32'11" E FOR A DISTANCE 5.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 136.35 SQ.FT. OR 0.003 ACRES

SEE EXHIBIT "1" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of said Grantee forever;

IN WITNESS WHEREOF, Grantor hereunto sets Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered

In the presence of:

Liliana M. Blore
(Signature of Witness #1)

Liliana M. Blore
(Print/Type name of Witness)

3242 PERCIVAL AVE
MIAMI FL 33133

(Address)
Margaret Araujo

(Signature of Witness #2)
Margaret Araujo

(Print/Type name of Witness)
10225 SW 89 st
Miami, FL 33176

(Address)

Grantor: [Signature]
Julio J. Montes de Oca

Grantor: [Signature]
Marialina Montes de Oca

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or online notarization, this 28th day of January, 2026. By Julio J. Montes de Oca and Marialina Montes de Oca, who are personally known to me or has produced (type of identification) as identification.

[Notary Seal]

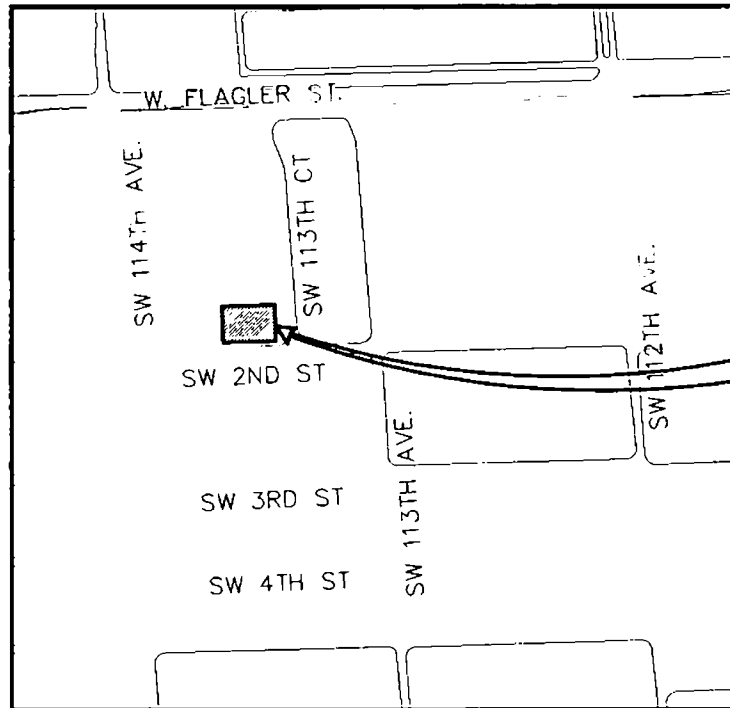


Liliana M. Blore
(Signature of person taking acknowledgment)
Liliana M. Blore
(Name typed, printed or stamped)

(Serial number, if any)

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
LOCATION MAP
MIAMI-DADE COUNTY
SEC.6-TWN.54S-RGE.40E**

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Jose R. Batista
JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASD (786) 268-5196
Date: *03/04/2025*

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
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THIS IS NOT A BOUNDARY SURVEY

11345 SW 2ND STREET	
MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA	
MIAMI-DADE WATER AND SEWER DEPARTMENT	
DATE: APRIL 1, 2022	SCALE: N.T.S.
DRAWN BY: E.M.P.	S-450 1 of 3

**SKETCH TO ACCOMPANY A LEGAL DESCRIPTION
MIAMI-DADE COUNTY
SEC.6-TWN.54S-RGE.40E**

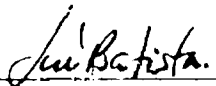
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3575 S. Le Jeune Rd. Miami, FL
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DATE: APRIL 1, 2022	SCALE: N.T.S.
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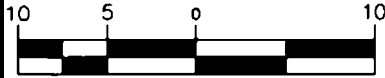
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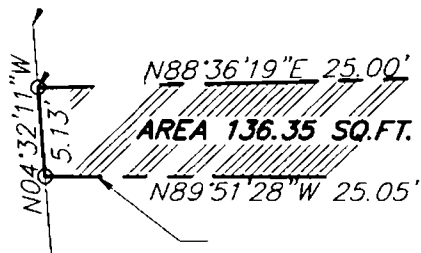


1" = 10'

GRAPHIC SCALE



1 inch = 10 ft.



S04°32'11"i
5.80'

SWEETWATER HILLS
BLOCK 1
LOT 12
(PB 109, PG. 75)
FOLIO No:
25-4006-028-0120

TRACT "A"
PS-142
FOLIO No:
25-4006-028-0410

N04°32'11"W
24.87'

N04°32'11"W
24.20'

S88°36'19"W
25.00'

25'

25' 1/2 R/W

SW 113TH COURT

SW 2ND STREET

S88°36'19"W (BASIS OF BEARINGS)

Jose R. Batista

JOSE R. BATISTA, P.S.M.
Professional Surveyor and Mapper
State of Florida - License No. 6777
3575 S. Le Jeune Rd. Miami, FL
33146 WASD (796) 268-5196
Date: 03/09/2025

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11345 SW 2ND STREET
MIAMI, FL. 33174, MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE WATER AND SEWER DEPARTMENT

DATE: APRIL 1, 2022

SCALE: 1"=10'

DRAWN BY: E.M.P.

S-450 3 of 3