

WORKFORCE HOUSING UNIT

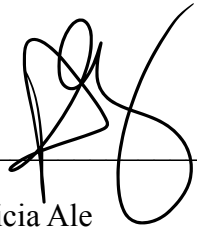
NOTICE OF OFFERING

This NOTICE is made this 20 day of May, 2026, by the **Bluenest Limonar Estates, LLC, a Florida limited liability company** (“Offeror”), to the Miami-Dade Public Housing and Community Development or any successor agency (the “Department”).

WHEREAS, to assist in providing workforce housing to individuals and families of moderate income, particularly those whose earnings range up to 140% of the area median income for Miami-Dade County as determined by the United States Department of Housing and Urban Development.

NOW, THEREFORE, Offeror states as follows:

1. **Notice of Availability:** Offeror hereby provides notice of its offering for sale of 4 Workforce Housing Units (WHUs) located at the Property. The Offeror will begin selling units at the Property on July 20th, 2026.
2. **Size Range:** The sizes of the WHUs range between 1,364 to 1,400 square feet.
3. **Sales Price:** The sales price of the WHUs will not exceed the maximum Workforce Housing Sales Price as determined pursuant to Implementation Order 3-60 of Miami Dade.
4. **Description of Finishes:** The WHUs may range between 3 to 3 bedrooms and 3 to 3 bathrooms. A rendering depicting the floor plans and renderings for the Property are provided at Exhibit B.

A handwritten signature in black ink, consisting of a stylized 'A' followed by a large, sweeping 'L' or 'E' shape, positioned above a horizontal line.

Alicia Ale
A u t h o r i z e d
Representative
Bluenest Limonar
Estates. llc

EXHIBIT A LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR LIMONAR ESTATES:

PARCEL 1:

THE NORTH 105.62 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 25 FEET FOR ROAD RIGHT OF WAY.

PARCEL 2:

THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2, AND THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS: THE EAST 25 FEET OF THE WEST 25 FEET, OF THE SOUTH 25 FEET THEREOF.

PARCEL 3:

WEST 102.99 FEET AS MEASURED ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 LESS THE SOUTH 25 FEET AND LESS THE WEST 25 FEET IN SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

THE PARCEL OF THE LAND DESCRIBED IN THE RE-SURVEY BY HAROLD A. SCHULER, JR., MARCH 1964 AND LABELED PARCEL "B". THIS PARCEL OF LAND, AS INDICATED BY THE SURVEY, TO BE 142.94 FEET ON THE WEST, 155.99 FEET ON THE NORTH, 142.90 FEET ON THE EAST, 155.93 ON THE SOUTH. IT IS BOUNDED ON THE WEST BY PARCEL "A" AND ON THE EAST BY PARCEL "C". LEGAL DESCRIPTION AS FOLLOWS:

THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2, AND THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS: THE EAST 25 FEET, THE WEST 25 FEET, AND THE SOUTH 25 FEET THEREOF.

THIS PARCEL ALSO BEING A PART OF THE PROPERTY DESCRIBED IN A DEED FROM HELEN J. GRIFFIN TO CHARLOTTE LOUISE COXE, HAZEL SARAH GRIFFIN (NOW HAZEL SARAH JELLEN), HELEN LILLIAN GRIFFIN (NOW HELEN LILLIAN ELDREDGE), IRENE EDITH WILLIAMS, DATED AUGUST 1, 1940 AND RECORDED IN OFFICIAL RECORDS BOOK 979, AT THE PAGE 224, CLERK OF THE CIRCUIT COURT, MIAMI-DADE COUNTY, FLORIDA, AUGUST 28, 1958.

PARCEL 5

THE SOUTH 75 FEET OF THE NORTH 255.62 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 6:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT B
FLOOR PLANS AND RENDERING



Exterior Renders

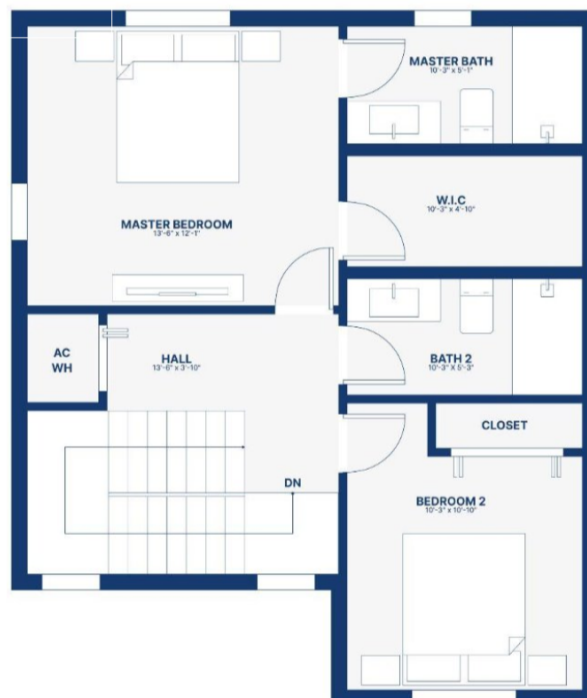


Olivia B First Floor

STORY: 2
 TOTAL AREA: 1,364 SQ FT
 TOTAL A/C AREA: 1,352 SQ FT
 BEDROOMS: 3
 BATHS: 3
 GARAGE: 0
 SCHEME: WALNUT



Second Floor



UNIT A First Floor

STORY: 2
 TOTAL AREA: 1,400 SQ FT
 TOTAL A/C AREA: 1,362 SQ FT
 BEDROOMS: 3
 BATHS: 3
 GARAGE: 0
 SCHEME: WALNUT



Second Floor

