



CFN 2014R0038694
 DR Bk 28992 Pgs 2300 - 2307; (8pgs)
 RECORDED 01/16/2014 10:06:33
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

SUR/7

**UTILIZATION
 OF
 SEVERABLE USE RIGHTS**

BONUS DEVELOPMENT RECEIVER SITE

Folio Number: 30-4901-001-0192/0190

Legal Description:

T-Plat Number: T-23316 // aka: Nery Subdivision

Lot 16, 17 & 18 of Block 4, "Sweetwater Estates", according to the plat thereof, as recorded in Plat Book 28 at Page 36, of the Public Records of Miami-Dade County, FL.

BONUS USE REQUESTED

Folio Number: 30 - 7831 - 000 - 0030

Legal Description:

The South 328.9 Feet of the North 1425.74 Feet of the West 1/2 of the Southwest 1/4 of Section 31, Township 57 South, Range 38 East, Lying West of Canal C-111 as described in Official Records Book 13700 at Page 392 of the Public Records of Miami-Dade County.

Said Land Containing 10.0 Acres M/L in Management Area 1 and Containing 2.0 SURs

Number of Vested Severable Use Rights in Transferor Parcel: 2

Number of Severable Use Rights Transferred via this Instrument: 2

The undersigned (developer) warrants to Miami-Dade County, Florida, that he is the legal title holder to the above stated Severable Use Rights, that the same are free and clear unencumbered except as specifically noted, and if encumbered, the necessary joinders or releases are hereby being furnished; that he desires to use them in the aforementioned manner and agrees to their extinguishment from the transferor parcel; that he acquired them by deed which is recorded in the public records in ORB 28924 PGE 723.

The undersigned realizes and understands that the bonus being granted is predicated on the warranties made in their affidavit and if the same prove false or inaccurate that permits issued may be canceled and voided and construction may be halted until the inadequacy is corrected.



**CERTIFICATE OF USAGE
AND
EXTINGUISHMENT**

I do hereby certify that the aforementioned Severable Use Rights have been used and credited to the applicant in the issuance of:

Building Permit _____ for the construction of _____

Tentative Plat T-23316 for the construction of 6 Single Family Homes

Waiver of Plat _____ for the construction of _____

Density Increase _____ for the construction of _____

Lot Coverage Increase _____ for the construction of _____

The Clerk of the Circuit Court is hereby instructed to note the same upon the public records and to note the Extinguishment of the Severable Use Rights on the Transferor Parcel.

WITNESSES:

[Signature]

Sign

Adrian Hantel

Print

Danielle Nixon

Sign

Danielle Rip

Print

[Signature]

Department of Regulatory and Economic Resources

FRED ENDRAS

Print

Sworn to and Subscribed before me on this 9th day of January, 2014



CLAUDIA RUIZ
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE061078
Expires 2/2/2015

[Signature]
Notary Public



SEAL:

Commission Expires: _____

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 18th day of DECEMBER, 2013.

IN WITNESS WHEREOF, FVP Development, LLC (Corporate name) has caused these presents to be signed in its name by its proper officials.

Witnesses:

Luis Villar

Signature
LUIS VILLAR

Print Name

Lilia Villar

Signature

LILIA VILLAR

Print Name

FVP Development, LLC
Name of LLC
Address:
15500 New Barn Road, Suite 104
Miami Lakes, FL 33014

By Ruben Bertran
(Managing Member)

Print Name: RUBEN BERTRAN

attachment of
authorization]

[*Note: All others require
original corporate resolution of

STATE OF FLORIDA COUNTY OF
MIAMI-DADE

The foregoing instrument was acknowledged before me by
RUBEN BERTRAN

the MBRM of FVP DEVELOPMENT LLC, on behalf
of the LLC. (Title) (Name)

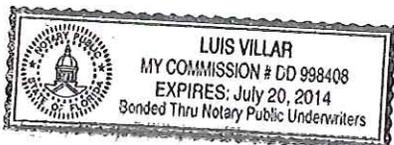
He/She is personally known to me or has produced
N/A, as identification.

Witness my signature and official seal this 18th day of
DECEMBER, 2013, in the County and State aforesaid.



Luis Villar

Signature

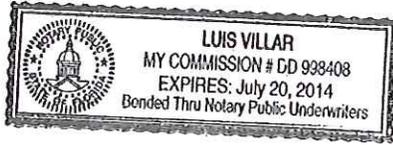


Notary Public-State of

LUIS VILLAR

Print Name

My Commission Expires:



Prepared by and return to:
Juan E. Figueras, Esquire
JUAN E. FIGUERAS, P.A.
7700 N Kendall Drive
Suite 702
Miami, Florida 33156-7591

[Space Above This Line For Recording Data]

WARRANTY DEED FOR CONVEYANCE OF SEVERABLE USE RIGHT

This Deed made this 22 day of November, 2013 between JOSE EFRAIN ARGUELLES, a single man, whose post office address is 7800 SW 94 Street, Miami, Florida 33156, grantor, and between FVP DEVELOPMENT, LLC, a Florida limited liability company, whose post office address is 15500 New Barn Road, Suite 104, Miami Lakes, Fl 33014, grantee:

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, which Grantee has in hand paid to Grantor, receipt of which is hereby acknowledged, Grantor hereby grants, bargains and sells to Grantee, its heirs and assigns forever, two (2) Severable Use Rights (the "SUR") allocated under the Metropolitan Miami-Dade County Code to the land (i) which is described on Exhibit "A" attached hereto and made a part hereof and (ii) use of which has been restricted to non-residential uses permitted under the Code of Metropolitan Dade County in an instrument dated as of March 30, 1990, between Aerojet-General Corporation and South Dade Land Corporation and recorded in the Official Records at Book 14675 at Page 810, of the Public Records of Miami-Dade County, Florida. The rights herein conveyed are subject to all conditions and other limitations set forth in Miami-Dade County Ordinance No. 81-122 and as otherwise provided by law.

TOGETHER, with all tenements, hereditaments and appurtenances, with every privilege, right, title interest, and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining to said SUR.

AND THE GRANTORS covenant with the Grantee that they are lawfully seized of said SUR, that they have not previously used same, that they are free from all encumbrances except as set forth herein, and that they have good right and lawful authority to sell the same; and that the Grantors hereby fully warrant the title to the said SUR, and will defend the same against the lawful claims of all persons whomsoever.

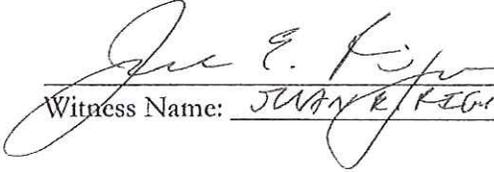


In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

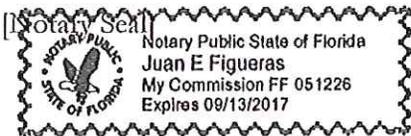

Witness Name: Elizabeth J Hutson

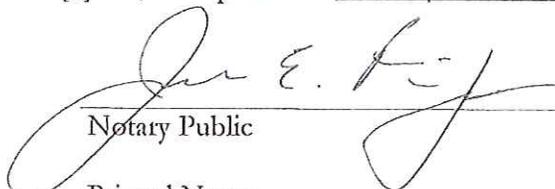

JOSE EFRAIN ARGUELLES


Witness Name: JUAN E FIGUERAS

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 27 day of November, 2013, JOSE EFRAIN ARGUELLES, who is/are personally known or has/have produced N/A as identification.




Notary Public

Printed Name: _____

My Commission Expires: _____



EXHIBIT "A"

Page 1 of 2

LEGAL DESCRIPTION OF LAND CONTAINING 2 SURs

THE SOUTH 328.9 FEET OF THE NORTH 1425.74 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 57 SOUTH, RANGE 38 EAST, LYING WEST OF CANAL C-111 AS DESCRIBED IN OFFICIAL RECORDS BOOK 13700 AT PAGE 392 OF THE PUBLIC RECORDS OF DADE COUNTY.

SAID LAND CONTAINING 10.0 ACRES M/L IN MANAGEMENT AREA 1 AND CONTAINING 2.0 SURs.

Tax Folio No. 30-7831-000-0030.



EXHIBIT "A"

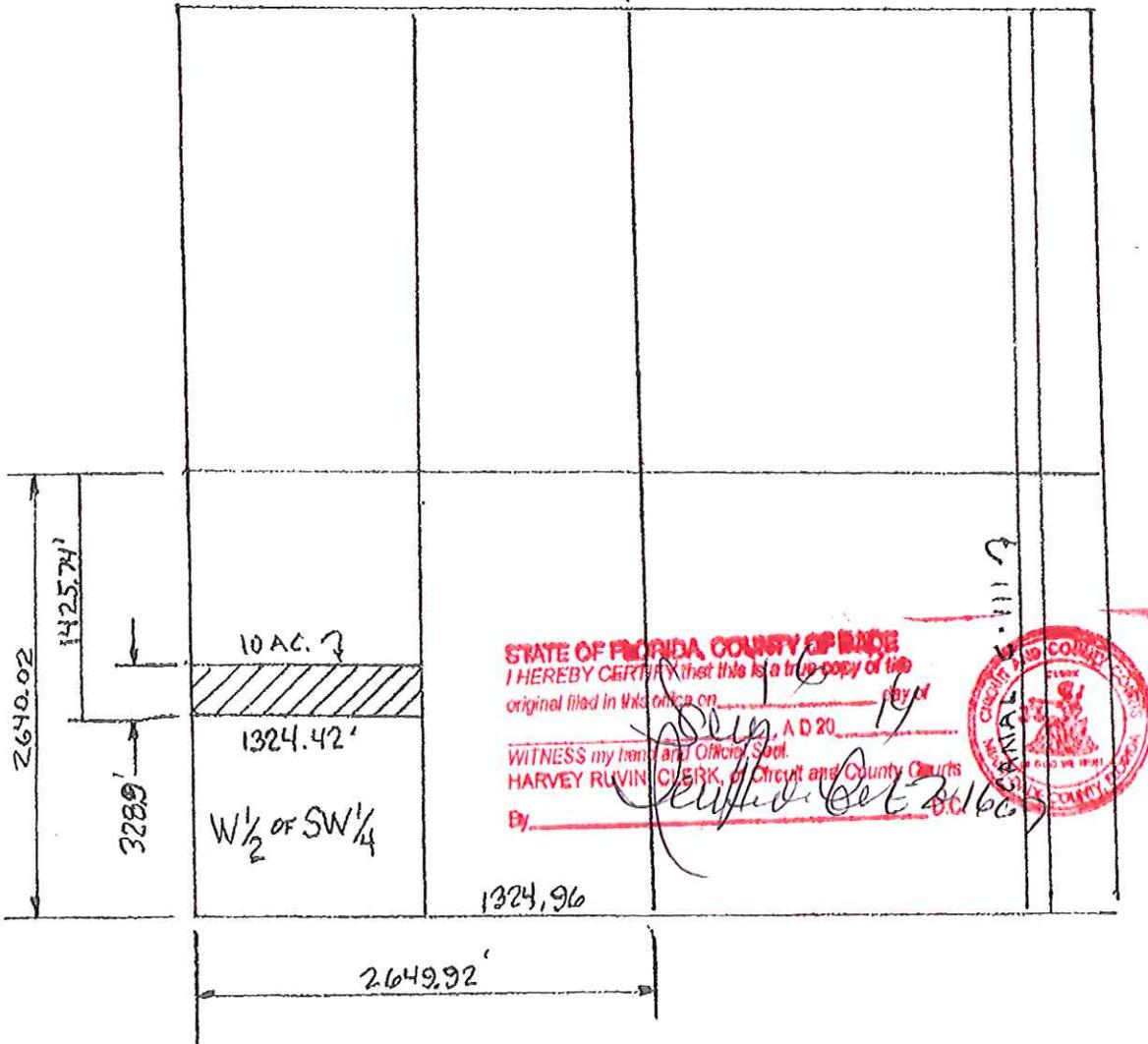
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SUR CALCULATIONS

SEC. 31, TWP. 57 S., RGE. 38 E.
DADE COUNTY, FLORIDA

MANAGEMENT AREA 1
10 ACRES - 2 SURs

DR BK 28925 PG 2307
LAST PAGE



STATE OF FLORIDA, COUNTY OF DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on _____ day of _____

_____, A D 20____
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By _____



NOTE: SECTION BOUNDARY INFORMATION BASED ON METROPOLITAN DADE COUNTY PUBLIC WORKS DEPT. ENGINEERING SERVICES DIVISION MAPS.

**SEVERABLE USE RIGHT
OPINION OF TITLE**

To: MIAMI-DADE COUNTY

With the understanding that this Opinion of Title is furnished to MIAMI-DADE COUNTY, Florida, an inducement for acceptance of **Two (2) Severable Use Rights** in the real property hereinafter described, it is hereby certified that I have examined a complete Abstract of Title (or similar reliable product) covering the period from the **Beginning to December 18, 2013 @ 2:35 PM**, inclusive, of the following legally described property:

SEE EXHIBIT "A" ATTACHED HERETO

Basing my opinion on said Abstract, I am of the opinion that on the last mentioned date, the **Two (2) Severable Use Rights** in the above-described real property was vested in:

FVP DEVELOPMENT LLC, a Florida Limited Liability Company

the fee simple title to the above described property was vested in:

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Subject to the following encumbrances, liens and other exceptions:

GENERAL EXCEPTIONS:

1. All taxes and assessments for the year in which this Opinion is rendered, and subsequent years.
2. Rights or claims of persons other than the above owner who is in possession.
3. Easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments and any facts or matters not of record which would be disclosed by an accurate survey and inspection of the premises.
4. Any unrecorded labor, mechanics' or materialmen' liens.
5. Zoning and other restrictions imposed by governmental authority.

SPECIAL EXCEPTIONS:

1. Miami-Dade County Ordinance recorded on February 23, 1982, in Official Records Book 11360, at Page 1525, of the Public Records of Miami-Dade County, Florida
2. Miami-Dade County Ordinance recorded on March 23, 1983, in Official Records Book 11735, at Page 424, of the Public Records of Miami-Dade County, Florida.

- 3. Warranty Deed from Aerojet General Corporation to South Dade Land Corporation, recorded on June 1, 1988, in Official Records Book 13700, at Page 392 of the Public Records of Miami-Dade County, Florida; said Deed expressly reserving unto Aerojet General Corporation interest in and to all severable use rights of the property.
- 4. Agreement by and between Aerojet General Corporation and South Dade Land Corporation, recorded on August 22, 1990, in Official Records Book 14675, at Page 810, of the Public Records of Miami-Dade County, Florida; said Agreement ratifying and affirming the reservation unto Aerojet General Corporation, interest in and to all severable use rights of the property contained in Warranty Deed described in item #3 of this Opinion.

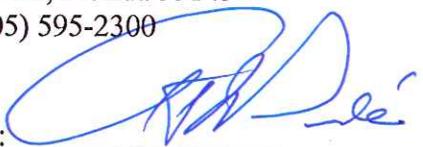
Therefore, it is my opinion the Transfer of the Severable Use Rights to be valid and binding requires the following joinders:

NAME	INTEREST	SPECIAL EXCEPTION #
FVP DEVELOPMENT LLC a Florida Limited Liability Company	(S.U.R.) FEE SIMPLE	N/A

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida, and am a member in good standing of the Florida bar.

Respectfully submitted this 18th day of December, 2013.

PARLADE LAW FIRM, P.A.
7050 S.W. 86th Avenue
Miami, Florida 33143
(305) 595-2300

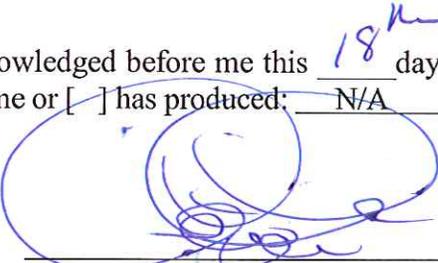
By: 

Alberto J. Parlade, Esquire
Florida Bar 313823

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

The foregoing instrument was acknowledged before me this 18th day of December, 2013, by **Alberto J. Parlade** who is [X] personally known to me or [] has produced: N/A as identification.

My Commission Expires:



NOTARY PUBLIC

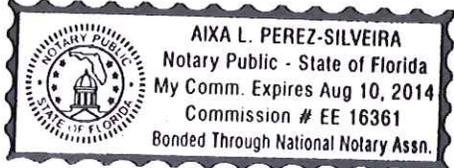


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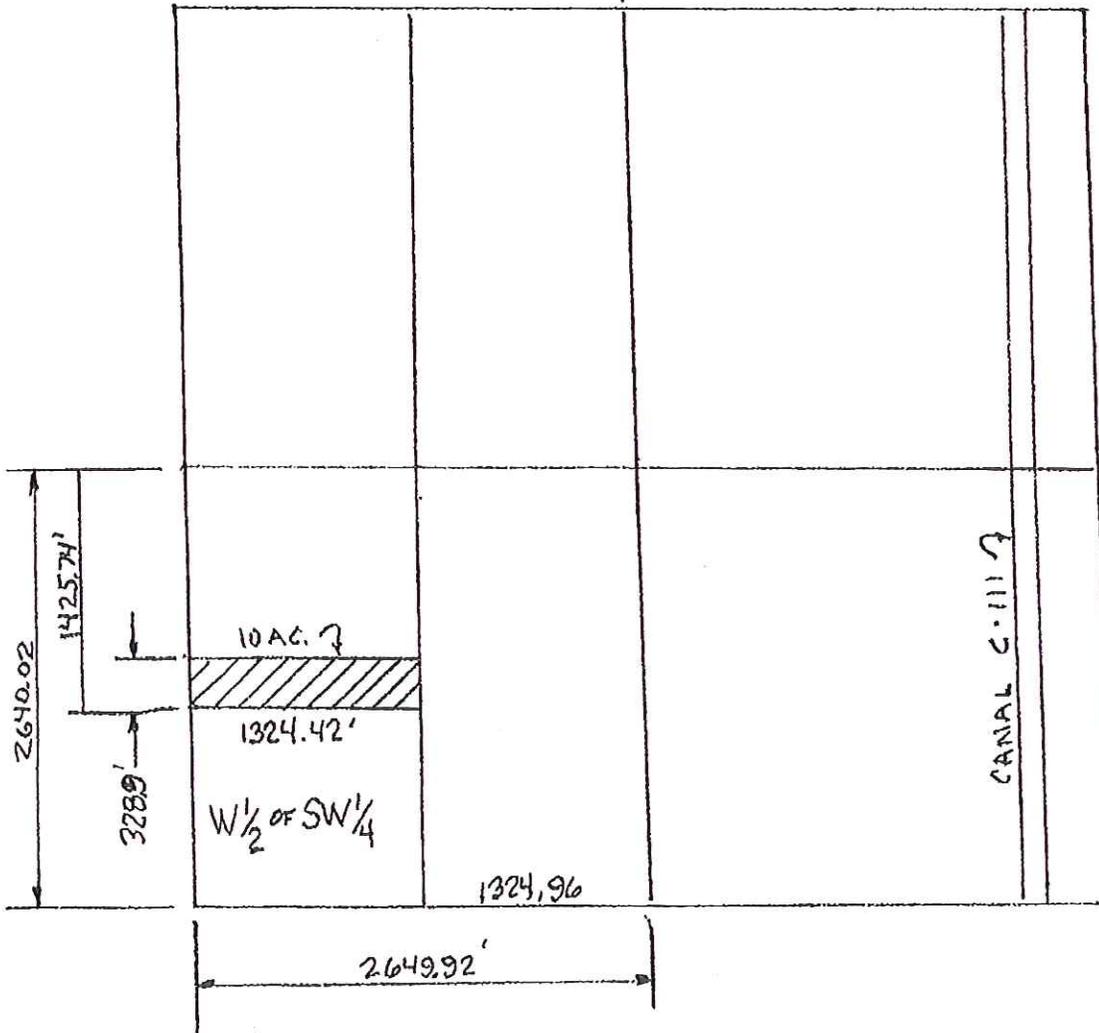
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