

**PLEASE RETURN TO:**  
City of Doral, Public Works Department  
8401 NW 53rd Terrace  
Doral, FL 33166

**INSTRUMENT PREPARED BY:**  
James R. Williams Jr., Esq.  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, Florida 33131

Folio Nos. 35-3017-001-0490 & 35-3017-001-0500

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**RIGHT-OF-WAY DEED TO CITY OF DORAL  
CONVEYS THE TITLE FOR ROADWAY PURPOSES  
BY A LIMITED LIABILITY COMPANY**

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

**THIS INDENTURE**, made this 18 day of August, A.D. 2021, by and between **B9 NW 97TH AVENUE OWNER LLC**, a Delaware limited liability company, whose mailing address is c/o Blackstone Real Estate Advisors L.P., 345 Park Avenue, New York, NY 10154, party of the first part, and the **CITY OF DORAL**, a Florida municipality, and its successors in interest, whose mailing address is 8401 NW 53 Terrace, Doral, Florida 33166, party of the second part.

**WITNESSETH:**

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

See Exhibit "A"

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

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

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

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

*[SIGNATURE PAGE(S) TO FOLLOW]*

[SIGNATURE PAGE TO RIGHT-OF-WAY DEED – B9 NW 97TH AVENUE OWNER LLC]

Signed, Sealed and Delivered in our presence:

**B9 NW 97TH AVENUE OWNER LLC,**  
a Delaware limited liability company

[Signature]

Witness

Mason Kukowski

Witness Printed Name

[Signature]

Witness

James White

Witness Printed Name

By: [Signature]

Name: Britton Winterer

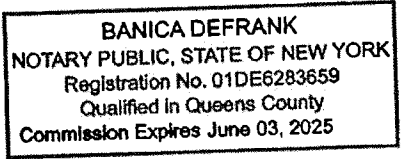
Title: 07/15/21

STATE OF New York )

) SS:

COUNTY OF New York )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of July, 2021, by Britton Winterer, as the Vice President of B9 NW 97TH AVENUE OWNER LLC, a Delaware limited liability company, who is personally known to me  or has produced \_\_\_\_\_ as identification, and acknowledged that he/she did execute this instrument freely and voluntarily for the purposes stated herein.



[Signature]  
Print Name: Banica Defrank  
Notary Public, State of ~~Florida~~ New York  
Commission #: 01DE 628 3659  
My Commission Expires: 06/03/2025

[SIGNATURE PAGE TO RIGHT-OF-WAY DEED -- CITY OF DORAL]

The foregoing was accepted and approved on the 18 day of August, A.D. 2021.

Dem M Orey - J  
City Manager

**ATTEST: Connie Diaz,**  
Clerk of said Board

Approved as to form  
and legal sufficiency

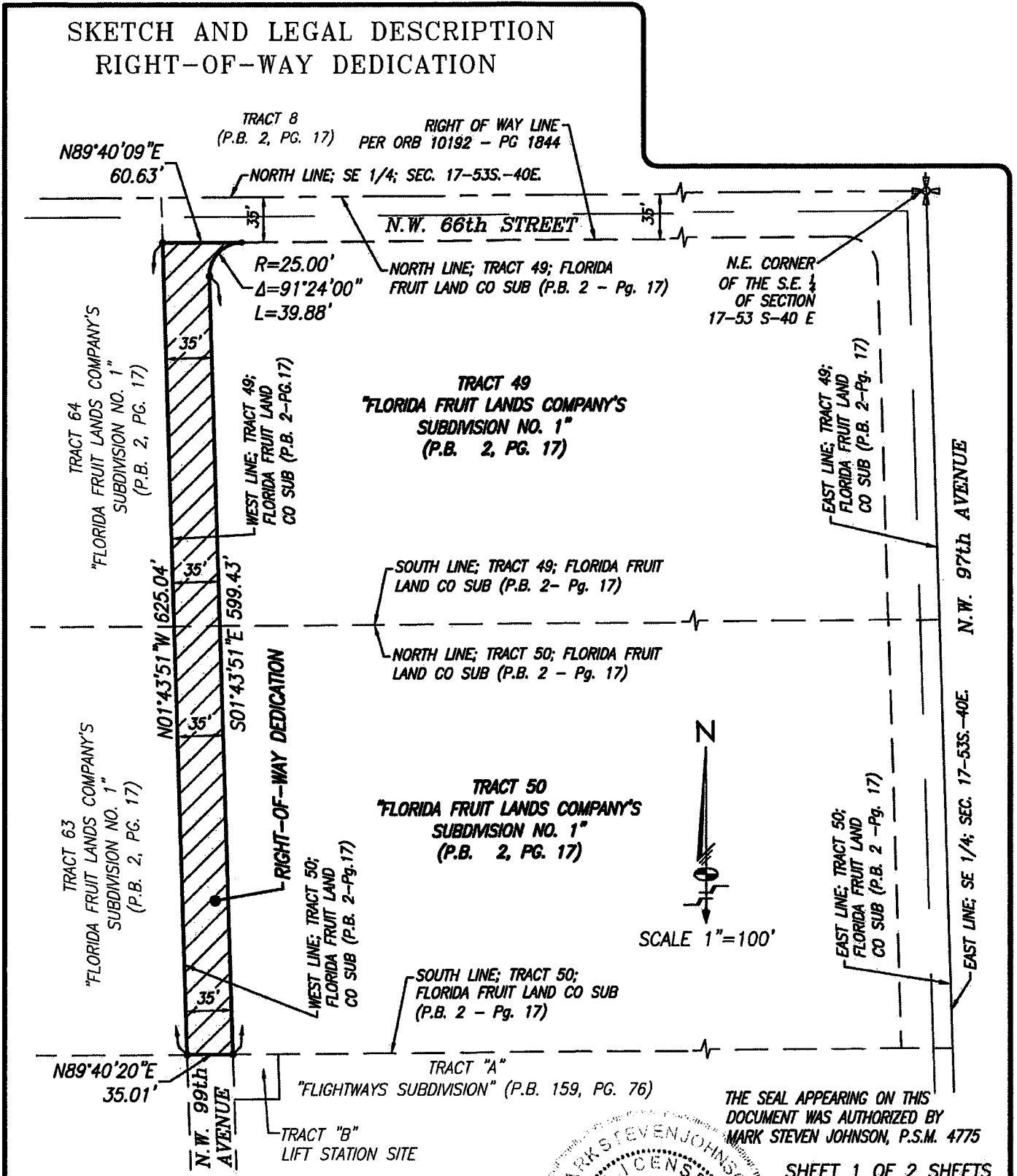
By: Connie Diaz  
Connie Diaz, Clerk

[Signature]  
City Attorney

**EXHIBIT "A"**

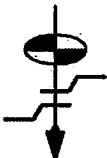
**SKETCH & LEGAL OF RIGHT-OF-WAY DEDICATION**

SKETCH AND LEGAL DESCRIPTION  
RIGHT-OF-WAY DEDICATION



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY  
MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 1 OF 2 SHEETS  
REVISIONS



**Schwebke-Shiskin & Associates, Inc.**  
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954)435-7010 FAX No. (954)438-3288  
ORDER NO. 213598  
DATE: MAY 11, 2021  
THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87

STATE OF FLORIDA  
PREPARED UNDER MY SUPERVISION  
*Mark Steven Johnson*  
MARK STEVEN JOHNSON, PRINCIPAL  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

SKETCH AND LEGAL DESCRIPTION  
RIGHT-OF-WAY DEDICATION

LEGAL DESCRIPTION:

THE WESTERLY 35.00 FEET OF TRACT 49, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, OF THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS THE NORTH 35.00 FEET THEREOF.

TOGETHER WITH:

THE WESTERLY 35.00 FEET OF TRACT 50, IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.


TOGETHER WITH:

THE EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST, TANGENT TO THE SOUTH LINE OF THE NORTH 35.00 FEET OF THE SE 1/4 OF SAID SECTION 17, AND TANGENT TO THE EAST LINE OF THE WEST 35.00 FEET OF TRACT 49, OF SAID SECTION 17, TOWNSHIP 53 SOUTH, RANGE 40 EAST, OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

NOTES:

- 1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N 89°40'09" E ALONG THE NORTH LINE OF THE SE 1/4 OF SECTION 17-53S-40E.
- 2) PARCEL AS DESCRIBED HEREON CONTAINS 22,019± SQ.FT.
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE EMBOSSED SEAL OF THE ATTESTING PROFESSIONAL LAND SURVEYOR.
- 4) THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON ONLY. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

**LEGEND:**

P.B. DENOTES PLAT BOOK  
 PG. DENOTES PAGE  
 C DENOTES CENTERLINE  
 DENOTES SUBJECT PARCEL

Δ DENOTES CENTRAL ANGLE  
 R DENOTES RADIUS  
 L DENOTES ARC DISTANCE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SHEET 2 OF 2 SHEETS

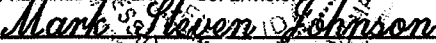
REVISIONS

REVISIONS

**Schwelke - Shiskin & Associates, Inc.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY - MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288

ORDER NO. 213598  
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PREPARED UNDER MY SUPERVISION  
  
 MARK STEVEN JOHNSON, PRINCIPAL  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 4775

