

2. Done

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# EXHIBIT C

01R015538 2001 JAN 10 13:24

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT  
TRUST FUND OF THE STATE OF FLORIDA

01 JAN 23 09:47  
CITY OF MIAMI BEACH OFFICE

## QUITCLAIM DEED

Deed Number 30611

KNOW ALL MEN BY THESE PRESENTS: That WHEREAS, the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA is by Section 253.03, Florida Statutes, authorized and empowered to convey certain lands under the terms and conditions set forth herein; and,

WHEREAS, said BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA did approve this transfer on the 28th day of September, 1993.

NOW, THEREFORE, the undersigned BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, as "GRANTOR", under authority of Section 253.03, Florida Statutes, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, to it in hand paid by CITY OF MIAMI BEACH, a political subdivision of the State of Florida, as "GRANTEE," has remised, released, conveyed and quitclaimed, and by these presents does remise, release, convey and quitclaim unto GRANTEE, its successors, heirs and assigns forever, all the right, title, interest, claim and demand which GRANTOR may have in and to the following described lands in Dade County, Florida, to-wit:

(See Exhibit "A" attached hereto and made a part hereof.)

TO HAVE AND TO HOLD the above-described lands subject to all outstanding easements, reservations and other interests.

IN TESTIMONY WHEREOF, the members of the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA have hereunto subscribed their names and have caused the official seal of said BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST

1950

FUND OF THE STATE OF FLORIDA to be hereunto affixed in the City  
of Tallahassee, Florida, on this 1<sup>st</sup> day of November, A.D. 2000.

(SEAL)

BOARD OF TRUSTEES OF THE  
INTERNAL IMPROVEMENT  
TRUST FUND OF THE STATE  
OF FLORIDA



APPROVED AS TO FORM AND  
LEGALITY

By: Sam Hain

DEP Attorney

Joe Bush

JOE BUSH  
GOVERNOR

Katherine Harris

KATHERINE HARRIS  
SECRETARY OF STATE

Bob Butterworth

BOB BUTTERWORTH  
ATTORNEY GENERAL

Robert F. Milligan

ROBERT F. MILLIGAN  
COMPTROLLER

Bill Nelson

BILL NELSON  
TREASURER

Bob Crawford

BOB CRAWFORD  
COMMISSIONER OF AGRICULTURE

Tom Gallagher

TOM GALLAGHER  
COMMISSIONER OF EDUCATION

As and Constituting the BOARD  
OF TRUSTEES OF THE INTERNAL  
IMPROVEMENT TRUST FUND OF THE  
STATE OF FLORIDA

## EXHIBIT "C"

Parcel A

Blocks 19 and 20, Corrected Plat of ALTOS DEL MAR NO. 1, according to the plat thereof recorded in Plat Book 31, at Page 40, Public Records of Dade County, Florida.

AND

Parcel B

Block 17, Corrected Plat of ALTOS DEL MAR NO. 1, according to the plat thereof recorded in Plat Book 31, at Page 40, Public Records of Dade County, Florida, together with, Blocks 14 and 15, ALTOS DEL MAR SUBDIVISION NO. 2, Plat Book 4, at Page 162, Public Records of Dade County, Florida.

AND

Parcel C

Blocks 1, 2, 3, 4, 13, 14, 15 and 16, ALTOS DEL MAR NO. 1, according to the plat thereof recorded in Plat Book 31, at Page 40, Public Records of Dade County, Florida, together with, Blocks 2, 3, 4, 5, 6, 7, 8 and 9, ALTOS DEL MAR SUBDIVISION NO. 2, Plat Book 4, Page 162, Public Records of Dade County, Florida and all that portion of Streets 80th, 81st, 82nd, 83rd, 84th, 85th and 86th, bounded on the Westerly side by a line 30.00 feet Easterly of the center line of Collins Avenue and on the Easterly side bounded by the Bulkhead Line established by the City of Miami Beach, and together with that portion of Atlantic Way bounded on the North by a line 25.00 feet Southerly of the center line of 87th Street and bounded on the South by a line 25.00 feet Northerly of the center line of 79th Street.

AND

Parcel D

Lots 1, 2, 3, 4, 5 and 6, Block 13, ALTOS DEL MAR, SUBDIVISION NO. 2, according to the plat thereof recorded in Plat Book 4, at Page 162, Public Records of Dade County, Florida.

AND

Parcel E

That portion of land bounded on the North by a line 25.00 feet South of the center line of 87th Street projected Easterly; bounded on the South by a line 25.00 feet North of the center line of 79th Street projected Easterly; bounded on the East by the Erosion Control Line and on the West bounded by the Bulkhead Line.

Establishment of Erosion Control Line and Bulkhead Line as per data shown in Plat Book 105, at Page 62, Public Records of Dade County, Florida.

AND

Parcel F

That portion of 80th Street bounded on the Westerly side by a line 10.00 feet Easterly of the center line of a certain 20.00 foot alley adjacent and parallel to the Westerly line of Blocks 19 and 20, corrected plat of ALTOS DEL MAR NO. 1, Plat Book 31, Page 40 and bounded on the Easterly by a line 30.00 feet Westerly of the center line of Collins Avenue.

Parcel F (continued)

That portion of Streets 83rd and 84th bounded on the West by a line 10.00 feet East of the center line of a 20.00 foot alley adjacent and parallel to the Westerly line of Block 17, corrected plat of ALTOS DEL MAR NO. 1, Plat Book 31, Page 40 and Blocks 14 and 15, ALTOS DEL MAR, SUBDIVISION NO. 2, Plat Book 4, Page 162 and bounded on the Easterly by a line 30.00 feet Westerly of the center line of Collins Avenue.

That portion of 86th Street bounded on the West by a line 10.00 feet Easterly of the center line of a 20.00 foot alley adjacent to the Westerly line of Block 13, ALTOS DEL MAR, SUBDIVISION NO. 2, Plat Book 4, Page 162 and on the East bounded by a line 30.00 feet West of the center line of Collins Avenue.

Subject to:

Rights-of-way, easements and covenants and agreements of record, if any now exist, affecting the above described premises, but any such interests that may have been terminated are not hereby reimposed.

RECORDED IN OFFICIAL RECORDS BOOK  
OF DADE COUNTY, FLORIDA  
RECORD VERIFIED  
HARVEY RUVIN  
CLERK CIRCUIT COURT

1990 FEB -8 PM 3 15

90R051734

144280 338

Folio No.

SPECIAL WARRANTY DEED

Grantee's I.D. No.

THIS SPECIAL WARRANTY DEED, made this 29th day of November, 1989, by the CITY OF MIAMI BEACH, FLORIDA, a Florida municipal corporation, hereinafter called "Grantor" and the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, whose post office address is c/o Florida Department of Natural Resources, Division of State Lands, 3900 Commonwealth Boulevard, Room 412, Tallahassee, Florida 32399, hereinafter called "Grantee":

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, its successors and assigns, all of the following described property located in Miami Beach, Dade County, Florida:

PARCEL A

BLOCKS 19 AND 20, CORRECTED PLAT OF ALTOS DEL MAR NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, AT PAGE 40, PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PARCEL B

BLOCK 17, CORRECTED PLAT OF ALTOS DEL MAR NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, AT PAGE 40, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH, BLOCKS 14 AND 15, ALTOS DEL MAR SUBDIVISION NO. 2, PLAT BOOK 4, AT PAGE 162, PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PARCEL C

BLOCKS 1, 2, 3, 4, 13, 14, 15 AND 16, ALTOS DEL MAR NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, AT PAGE 40, PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH, BLOCKS 2, 3, 4, 5, 6, 7, 8 AND 9, ALTOS DEL MAR SUBDIVISION NO. 2, PLAT BOOK 4, PAGE 162, PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND ALL THAT PORTION OF STREETS 80TH, 81ST, 82ND, 83RD, 84TH, 85TH AND 86TH, BOUNDED ON THE WESTERLY SIDE BY A LINE 30.00 FEET EASTERLY OF THE CENTER LINE OF COLLINS AVENUE AND ON THE EASTERLY SIDE BOUNDED BY THE BULKHEAD LINE ESTABLISHED BY THE CITY OF MIAMI BEACH, AND TOGETHER WITH THAT PORTION OF ATLANTIC WAY BOUNDED ON THE NORTH BY A LINE 25.00 FEET SOUTHERLY OF THE CENTER LINE OF 87TH STREET AND BOUNDED ON THE SOUTH BY A LINE 25.00 FEET NORTHERLY OF THE CENTER LINE OF 79TH STREET.

PARCEL D

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 13, ALTOS DEL MAR, SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, AT PAGE 162, PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

PARCEL E

THAT PORTION OF LAND BOUNDED ON THE NORTH BY A LINE 25.00 FEET SOUTH OF THE CENTER LINE OF 87TH STREET PROJECTED EASTERLY; BOUNDED ON THE SOUTH BY A LINE 25.00 FEET NORTH OF THE CENTER

Parking  
parking  
2

535

42E

pkg

79-81

82-85

park and  
streets within park

pkg 85-86

1.

Lots 1+2 Sub 1

NOT OWN Block 12

1421

15/11



144286 339

LINE OF 79TH STREET PROJECTED EASTERLY; BOUNDED ON THE EAST BY THE EROSION CONTROL LINE AND ON THE WEST BOUNDED BY THE BULKHEAD LINE.

ESTABLISHMENT OF EROSION CONTROL LINE AND BULKHEAD LINE AS PER DATA SHOWN IN PLAT BOOK 105, AT PAGE 62, PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SUBJECT TO:

1. Rights-of-way, easements and covenants and Agreements of record, if any now exist, affecting the above described premises, but any such interests that may have been terminated are not hereby reimposed.

2. Any right, title or interest in the above described premises that Grantee has at the present or may have had prior to the date of this conveyance.

TO HAVE AND TO HOLD, the same in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, that except as noted above that at the time of delivery of this deed the premises were free from all encumbrances made by it, and Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

It is agreed and understood by and between the Grantor and Grantee, and the Grantee by its acceptance of this deed, and does covenant and agree for itself, and its successors and assigns, forever, that the above described property shall be used and maintained for public recreational purposes for which it was conveyed in perpetuity.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and on its behalf this 29<sup>th</sup> day of November, 1989.

WITNESSES:

*Marjorie L. Harrison*  
*Patricia M. Klagge*

CITY OF MIAMI BEACH, a Florida  
municipal corporation

*Alvin*  
VICE-MAYOR

FORM APPROVED  
LEGAL DEPT.

*Robert M. Green*

Date 11/8/89

ATTEST:

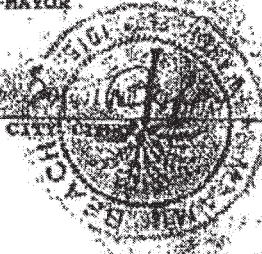
*Clarence*  
CITY CLERK

APPROVED AS TO  
FORM & LEGALITY

*Barbara H. Hines* 2/6/90  
DEPARTMENT ATTORNEY

APPROVED AS TO  
FORM & LEGALITY

*Barbara H. Hines* 2/6/90  
DEPARTMENT ATTORNEY



- beach easement