



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1000 NW 111th Avenue
Miami, FL 33172-5800

KEVIN J. THIBAUT
SECRETARY

August 27, 2020

Mast Capital, Inc.
2601 S Bayshore Dr.
Suite 850
Coconut Grove, FL 33133

Subject: Request to Surplus FDOT Land – Approved

Applicant	:	Mast Capital
Item/Seg. No.	:	4152301
Sect/Job No.	:	87090-2402
S. R. No.	:	907/I-1-95 (Julia Tuttle Cswy)
County	:	Miami-Dade
Parcel No.	:	6836

Dear Christina Cuervo:

This letter is to inform you that your request to purchase FDOT land at 4000 Alton Rd., Miami Beach has been approved. The approved parcel measures approximately 17,680sqft.

In accordance with our Guidelines for the Purchase or Lease of FDOT land, upon notification by FDOT, the applicant must provide, at their own expense:

1. Sketch and Legal description of the parcel to be acquired. Two (2) original Signed and Sealed copies prepared by a Florida Licensed Surveyor in compliance with FDOT guidelines. (See Attached)
2. A property appraisal for the area to be conveyed to Mast Capital, Inc. The appraisal must be prepared by a qualified appraiser and the appraisal must comply with USPAP. FDOT will review and reserves the right to reject the appraisal. If FDOT does not accept the appraisal, the applicant will not be reimbursed for this cost. FDOT may have its own appraisal prepared for the property.
3. Property Owner Affidavit whereby you declare you are the abutting property owner. Please review the Property Owner Affidavit, sign, and witness and notarize and return original to my attention. (See Attached)

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Once the above documents have been approved and a negotiated sale price agreed upon, we can proceed with the closing. Buyer to provide wire transfer in the amount of the negotiated purchase price along with cashier's check for the associated documentary stamps and recording fees.

FDOT conveys property via a quit claim deed and does not conduct a title search. It may be in Mast Capital, Inc.'s best interest to conduct one. In addition, pursuant to Section 270.11, F.S. FDOT reserves mineral rights to the properties it conveys. If you wish for the Department to release mineral rights, you will need to provide us with a letter/petition requesting a release and justification for the release.

Should you have any questions, please do not hesitate to contact me at (305) 470-5245 or via email at cindy.ramos-leal@dot.state.fl.us.

Sincerely,



Cindy B. Ramos-Leal
Right of Way Agent

Encl: Guidelines for Purchase or Lease, Sketch & Legal Description, Property Owner Affidavit