

MIAMIBEACH

PLANNING DEPARTMENT

1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information			
FILE NUMBER DRB22-0841		Is the property the primary residence & homestead of the applicant/property owner? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if "Yes," provide office of the property appraiser summary report)	
Board of Adjustment <input type="checkbox"/> Variance from a provision of the Land Development Regulations <input type="checkbox"/> Appeal of an administrative decision <input type="checkbox"/> Modification of existing Board Order		Design Review Board <input checked="" type="checkbox"/> Design review approval <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
Planning Board <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Lot Split <input type="checkbox"/> Amendment to the Land Development Regulations or Zoning Map <input type="checkbox"/> Amendment to the Comprehensive Plan or Future Land Use Map <input type="checkbox"/> Modification of existing Board Order		Historic Preservation Board <input type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input type="checkbox"/> Variance <input type="checkbox"/> Modification of existing Board Order	
<input type="checkbox"/> Other:			
Property Information – Please attach Legal Description as "Exhibit A"			
ADDRESS OF PROPERTY 8 Century Lane, Miami Beach			
FOLIO NUMBER(S) 02-3233-002-0080			
Property Owner Information			
PROPERTY OWNER NAME Michael A. Saiger			
ADDRESS 8 Century Lane		CITY Miami Beach	STATE FL
ZIPCODE 33139			
BUSINESS PHONE 914-906-9629	CELL PHONE	EMAIL ADDRESS msaiger@miansai.com	
Applicant Information (if different than owner)			
APPLICANT NAME Same			
ADDRESS		CITY	STATE
ZIPCODE			
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
Summary of Request			
PROVIDE A BRIEF SCOPE OF REQUEST Design Review Approval for the construction of a new single-family residence with associated variances.			

Project Information			
Is there an existing building(s) on the site?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Does the project include interior or exterior demolition?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Provide the total floor area of the new construction.		5375.93	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).			SQ. FT.
Party responsible for project design			
NAME Adriana Strum		<input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Landscape Architect <input type="checkbox"/> Engineer <input type="checkbox"/> Tenant <input type="checkbox"/> Other _____	
ADDRESS 13164 NW 18 Street		CITY Pembroke Pines	STATE FL ZIPCODE 33028
BUSINESS PHONE 786-671-3132	CELL PHONE	EMAIL ADDRESS asturm@archi-consulting.com	
Authorized Representative(s) Information (if applicable)			
NAME Tracy R. Slavens		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS LSN Partners, LLC, 3800 NE 1st Avenue, Suite 200		CITY Miami	STATE FL ZIPCODE 33137
BUSINESS PHONE 305-673.2585	CELL PHONE	EMAIL ADDRESS tslavens@lsnpartners.com	
NAME		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS		CITY	STATE ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	
NAME Rene Barahona		<input type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Other Authorized Signatory	
ADDRESS 1800 N. Miami Ave.		CITY Miami	STATE FL ZIPCODE 33136
BUSINESS PHONE 786-975-7428	CELL PHONE	EMAIL ADDRESS rene@miansai.com	

Please note the following information:

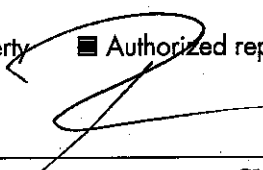
- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
 - (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the foregoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.
- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by:

Owner of the subject property Authorized representative



SIGNATURE
 Rene Barahona, Authorized Signatory

PRINT NAME
 05/16/2022

DATE SIGNED

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".
- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.
- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.
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Owner of the subject property Authorized representative



SIGNATURE

Rene Barahona, Authorized Signatory

PRINT NAME

05/16/2022

DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Florida

COUNTY OF Miami Dade

I, Rene Barahona, Authorized Signatory, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 16 day of May, 20 22. The foregoing instrument was acknowledged before me by Rene Barahona, who has produced _____ as identification and (or is personally known to me and who did) did not take an oath.

NOTARY SEAL OR STAMP



NOTARY PUBLIC
Vivian Chinchilla
PRINT NAME

My Commission Expires: 07/15/2025

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the _____ (print title) of _____ (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20 _____. The foregoing instrument was acknowledged before me by _____, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

NOTARY PUBLIC

PRINT NAME

My Commission Expires: _____

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF Florida

COUNTY OF Miami Dade

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[Handwritten Signature]

SIGNATURE

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NOTARY SEAL OR STAMP



[Handwritten Signature]

NOTARY PUBLIC

My Commission Expires: 07/05/2025

Vivian Chinchilla

PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF _____

COUNTY OF _____

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SIGNATURE

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: _____

PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
COUNTY OF Miami Dade

I, Rene Barahona, Authorized Signatory, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Tracy Slavens to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

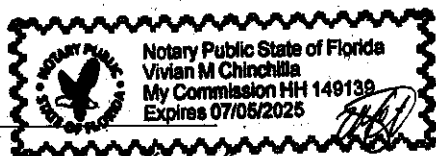
Rene Barahona, Authorized Signatory

PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 16 day of May, 2022. The foregoing instrument was acknowledged before me by Rene Barahona, who has produced _____ as identification and/or is personally known to me and who did did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: _____

07/05/2025

[Signature]
NOTARY PUBLIC
Vivian Chinchilla
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

NAME	DATE OF CONTRACT
NAME, ADDRESS AND OFFICE	% OF STOCK
_____	_____
_____	_____
_____	_____
_____	_____

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application is filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida
COUNTY OF Miami Dade

I, Rene Barahona, Authorized Signatory, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Tracy Slavens & Vanessa Martin to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Rene Barahona, Authorized Signatory

PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

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NOTARY SEAL OR STAMP

My Commission Expires: 07/05/2025



[Signature]
NOTARY PUBLIC
Vivian Chinchilla
PRINT NAME

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_____	_____
_____	_____
_____	_____

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**DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

NAME OF CORPORATE ENTITY	
NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

TRUST NAME	% INTEREST
NAME AND ADDRESS	

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Tracy Slavens, Esq	3800 NE 1 AVE #200	305-673-2585
	MIAMI, FL 33137	

Additional names can be placed on a separate page attached to this application.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF Florida
COUNTY OF Miami Dade

I, Rene Barahona, Authorized Signatory, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

[Signature]
SIGNATURE

Sworn to and subscribed before me this 16 day of May, 2022. The foregoing instrument was acknowledged before me by Rene Barahona, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 07/05/2025



[Signature]
NOTARY PUBLIC
Vivian Chinchilla
PRINT NAME

COMPENSATED LOBBYIST

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NAME	ADDRESS	PHONE
Tracy Slavens, Esq.	3800 NE 1st Ave #200 MIAMI, FL 33137	305-673-2585

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APPLICANT AFFIDAVIT

STATE OF Florida
COUNTY OF Miami Dade

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[Signature]
SIGNATURE

Sworn to and subscribed before me this 16 day of May, 2022. The foregoing instrument was acknowledged before me by means of physical presence or online notarization by Rene Barahona, who has produced _____ as identification and/or is personally known to me and who did not take an oath.

NOTARY SEAL OR STAMP



My Commission Expires: 07/05/2025

[Signature]
NOTARY PUBLIC
Vivian Chinchilla
PRINT NAME

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Michael A. Saiger, HEREBY MAKE, CONSTITUTE AND APPOINT René Barahona, with full power of substitution and revocation, to be my true and lawful attorney-in-fact, for me and in my name, place and stead to do all acts on my behalf, limited to any of the following matters or things:

To execute, acknowledge, deliver, appear on my behalf and do all acts necessary in furtherance of the City of Miami Beach land use and zoning as well as permitting approvals for the property located at 8 Century Ln, Miami Beach, Florida 33139 (folio no. 02-3233-002-0080).

Giving and granting to said attorney-in-fact full power and authority to do all and every act and thing whatsoever requisite, necessary, or desirable to be done by virtue hereof, and the undersigned does hereby agree and covenant with any and all individuals, partnerships, corporations or entities, governmental or otherwise, whatsoever that the undersigned will be bound by actions or transactions entered into in reliance hereon.

IN WITNESS WHEREOF, I have executed this Power of Attorney this 10 day of May, 2022.


Michael A. Saiger

STATE OF FLORIDA)
) SS:
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of May, 2022, by Michael A. Saiger, who is personally known to me or who has produced Driver License 5260-5485-103-0 as identification.

[NOTARIAL SEAL]



Print Name: Vivian Chinchilla
Notary Public, State of Florida
Commission #: 149139
My Commission Expires: 07/05/2025



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/4/2022

Property Information	
Folio:	02-3233-002-0080
Property Address:	8 CENTURY LN Miami Beach, FL 33139-8803
Owner	MICHAEL A SAIGER
Mailing Address	8 CENTURY LN MIAMI BEACH, FL 33139 USA
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	2 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,205 Sq.Ft
Living Area	1,079 Sq.Ft
Adjusted Area	1,103 Sq.Ft
Lot Size	4,599 Sq.Ft
Year Built	1941



Assessment Information			
Year	2021	2020	2019
Land Value	\$1,471,680	\$1,471,680	\$1,471,680
Building Value	\$114,850	\$116,491	\$118,131
XF Value	\$3,160	\$3,192	\$3,225
Market Value	\$1,589,690	\$1,591,363	\$1,593,036
Assessed Value	\$1,589,690	\$1,591,363	\$1,593,036

Benefits Information				
Benefit	Type	2021	2020	2019
Homestead	Exemption		\$25,000	\$25,000
Second Homestead	Exemption		\$25,000	\$25,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
33 53 42
BELLE ISLE VILLAS PB 42-92
LOT 8
LOT SIZE 4599 SQUARE FEET
OR 14919-387 0291 1

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,589,690	\$1,541,363	\$1,543,036
School Board			
Exemption Value	\$0	\$25,000	\$25,000
Taxable Value	\$1,589,690	\$1,566,363	\$1,568,036
City			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,589,690	\$1,541,363	\$1,543,036
Regional			
Exemption Value	\$0	\$50,000	\$50,000
Taxable Value	\$1,589,690	\$1,541,363	\$1,543,036

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/10/2015	\$2,000,000	29696-2850	Qual by exam of deed
03/01/2008	\$1,200,000	26333-0976	Sales which are qualified
08/01/2004	\$1,080,000	22547-1667	Sales which are qualified
02/01/1991	\$160,000	14919-0387	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

Record and Return to:
Kellerman Varela PL
605 Lincoln Road
Miami Beach, FL 33139

Instrument Prepared by:
Neal S. Litman, Esq.
Neal S. Litman, P.A.
800 Brickell Avenue Suite 1501
Miami, FL 33131

Parcel Identification No. 02-3233-002-0080

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 10th day of **July, 2015** between **Joan S. Baker and Lawrence S. Baker, her husband** whose post office address is 2550 La Condesa DV, Los Angeles, CA 90049, of the County of **Los Angeles**, State of California and **Brian Clark, a single man**, whose post office address is 27353 Pacific Coast Highway, Malibu CA 90265, of the County of **Los Angeles**, State of California, as **joint tenants with rights of survivorship**, grantor*, and **Michael A. Saiger, a single man** whose post office address is 8 Century Lane, Miami Beach, FL 33139 of the County of **Miami-Dade**, State of **Florida**, grantee*;

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida**, to-wit:

Lot 8 of Belle Isle Villas according to the Plat thereof as recorded in Plat Book 42, Page 92, Public Records of Miami-Dade County, Florida

(For Information Only: Property Appraiser's Parcel Identification Number is 02-3233-002-0080)

Subject to: Conditions, restrictions, reservations, limitations and easements of records, if any (provided, however, that this reference shall not operate to reimpose the same), applicable zoning regulations and taxes for the current and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And the Grantor hereby covenants with said 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 the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Randolph Edelman
Witness Name: RANDOLPH EDELMAN

Joan S. Baker
Joan S. Baker

Miguel Riquelme
Witness Name: Miguel Riquelme

Lawrence S. Baker
Lawrence S. Baker

Randolph Edelman
Witness Name: RANDOLPH EDELMAN

Miguel Riquelme
Witness Name: Miguel Riquelme

State of CALIFORNIA
County of LOS ANGELES

The foregoing instrument was acknowledged before me this 10th day of July, 2015 by Joan S. Baker and Lawrence Baker, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Randolph Edelman
Notary Public
Printed Name: RANDOLPH EDELMAN
My Commission Expires: 09/30/2017



Signed, sealed and delivered in our presence:

Elizabeth Mendez
Witness Name: ELIZABETH MENDEZ
Isabel C. Mujica
Witness Name: Isabel C. Mujica

Brian Clark
Brian Clark

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 9 day of July, 2015 by Brian Clark, who is personally known or has produced a driver's license as identification.

[Notary Seal]



ISABEL C. MUJICA
MY COMMISSION # EE 100809
EXPIRES: January 15, 2016
Bonded Thru Budget Notary Services

Isabel C. Mujica
Notary Public
Printed Name: _____
My Commission Expires: _____