

MIAMI BEACH

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 DRB22-0847 | | 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 10 Century Lane, Miami Beach | | | |
| FOLIO NUMBER(S) 02-3233-002-0100 | | | |
| Property Owner Information | | | |
| PROPERTY OWNER NAME 10 Century Ln, LLC | | | |
| ADDRESS 1800 N Miami Ave | | CITY Miami | STATE FL |
| BUSINESS PHONE 914-906-9629 | | CELL PHONE | EMAIL ADDRESS msaiger@miansai.com |
| Applicant Information (if different than owner) | | | |
| APPLICANT NAME Same | | | |
| ADDRESS | | CITY | STATE |
| 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 waiver and 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. | | 3714.42 | 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 astru,@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 3800 NE 1st Avenue, Suite 200 | CITY Miami | STATE FL | ZIPCODE 33137 |
| BUSINESS PHONE | CELL PHONE | EMAIL ADDRESS tslavens@lsnpartners.com | |
| NAME | | <input checked="" 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 _____ | |
| 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

06/08/2022

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
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, 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 _____ 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

My Commission Expires: _____

PRINT NAME**ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY**STATE OF FloridaCOUNTY OF Miami Dade

I, Rene Barahona, being first duly sworn, depose and certify as follows: (1) I am the Authorized Signatory (print title) of 10 Century Ln LLC (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 08 day of June, 2022. 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**My Commission Expires: 07/05/2025**PRINT NAME**

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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NOTARY SEAL OR STAMP

My Commission Expires: 07/05/2025**NOTARY PUBLIC****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

Sworn to and subscribed before me this 08 day of JUNE, 20 22. The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by Rene Barahona, who has produced _____ as identification and is personally known to me and who did not take an oath.

NOTARY SEAL OR STAMP

My Commission Expires: 07/05/2025



NOTARY PUBLIC

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 contract 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

| |
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| |

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

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Rene Barahona, Authorized Signatory

PRINT NAME (and Title, if applicable)

SIGNATURE

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NOTARY SEAL OR STAMP



Notary Public State of Florida
 Vivian M Chinchilla
 My Commission HH 149139
 Expires 07/05/2025

NOTARY PUBLIC

My Commission Expires: 07/05/2025

PRINT NAME

CONTRACT FOR PURCHASE

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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.

**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.

10 Century Ln LLC

NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

Michael Saiger

100%

1800 N. Miami Ave., Miami, FL 33136

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 | |
|-------------------------|-------------------|
| NAME AND ADDRESS | % INTEREST |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

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 1st 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 08 day of JUNE, 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



Notary Public State of Florida
Vivian M Chirichilla
My Commission HH 149139
Expires 07/05/2025

[Signature]
NOTARY PUBLIC

Vivian Chirichilla
PRINT NAME

COMPENSATED LOBBYIST

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

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

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APPLICANT AFFIDAVIT

STATE OF Florida
COUNTY OF Miami Dade

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[Signature]
SIGNATURE

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NOTARY SEAL OR STAMP

My Commission Expires: 07/05/2025



Notary Public State of Florida
Vivian M Chinchilla
My Commission HH 149139
Expires 07/05/2025

[Signature]
NOTARY PUBLIC

Vivian Chinchilla
PRINT NAME

**WRITTEN CONSENT OF THE MANAGER OF
10 CENTURY LN LLC**

The undersigned being the manager (the "Manager") of 10 Century Ln LLC, a Florida limited liability company (the "Company"), hereby takes the following actions and adopts the following resolutions by written consent pursuant to the operating agreement of the Company:

Authorized Signatory

WHEREAS, the Manager of the Company has determined that the best interest of the Company is served by granting signatory authority to Rene Barahona, as an authorized representative ("Authorized Representative"), with respect to any and all action required to conduct the business of the Company; and it is

THEREFORE RESOLVED, that the Authorized Representative is hereby authorized to execute, deliver, acknowledge, and accept all necessary instruments in furtherance of the necessary development approvals concerning the real property located on 10 Century Ln in Miami, Beach, Florida 33139. Such power and authority to include, without limitation, the execution, delivery, acceptance, assignment, amendment, extension, ratification, verification, termination, release, or surrender of any instruments or documents, including, among others, land use and zoning applications, permits, and related development agreements with the City of Miami Beach; and it is

FURTHER RESOLVED that the Authorized Representative may take such further action and execute such further documents as he deems necessary, appropriate, or convenient to effectuate the intent of these resolutions.

IN WITNESS WHEREOF, the undersigned has executed this Consent of the Manager as of the 10 day of May, 2022.

SUNNYVALE VENTURES LLC




Michael A. Saiger, authorized representative



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 5/12/2022

| Property Information | |
|----------------------|--|
| Folio: | 02-3233-002-0100 |
| Property Address: | 10 CENTURY LN Miami Beach, FL 33139-8803 |
| Owner | 10 CENTURY LN LLC |
| Mailing Address | 10 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 | 1,286 Sq.Ft |
| Living Area | 1,061 Sq.Ft |
| Adjusted Area | 1,136 Sq.Ft |
| Lot Size | 3,010 Sq.Ft |
| Year Built | 1941 |



| Assessment Information | | | |
|------------------------|-----------|-----------|-----------|
| Year | 2021 | 2020 | 2019 |
| Land Value | \$460,530 | \$460,530 | \$460,530 |
| Building Value | \$105,648 | \$105,648 | \$89,801 |
| XF Value | \$485 | \$493 | \$502 |
| Market Value | \$566,663 | \$566,671 | \$550,833 |
| Assessed Value | \$566,663 | \$566,671 | \$550,833 |

| Benefits Information | | | | |
|--|------|------|------|------|
| Benefit | Type | 2021 | 2020 | 2019 |
| Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional). | | | | |

| Short Legal Description | |
|--|--|
| BELLE ISLE VILLAS PB 42-92 LOT 10 LOT SIZE 3010 SQUARE FEET OR 20910-2182 12 2002 1 | |

| Taxable Value Information | | | |
|---------------------------|-----------|-----------|-----------|
| | 2021 | 2020 | 2019 |
| County | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$566,663 | \$566,671 | \$550,833 |
| School Board | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$566,663 | \$566,671 | \$550,833 |
| City | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$566,663 | \$566,671 | \$550,833 |
| Regional | | | |
| Exemption Value | \$0 | \$0 | \$0 |
| Taxable Value | \$566,663 | \$566,671 | \$550,833 |

| Sales Information | | | |
|-------------------|-------------|--------------|--|
| Previous Sale | Price | OR Book-Page | Qualification Description |
| 02/03/2022 | \$1,650,000 | 33007-1086 | Atypical exposure to market; atypical motivation |
| 02/23/2018 | \$700,000 | 30908-2084 | Qual by exam of deed |
| 12/01/2002 | \$300,000 | 20910-2182 | Sales which are qualified |
| 03/01/1991 | \$60,000 | 14964-3266 | 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:

Prepared by:

Annette Lopez
Law Offices of Annette Lopez, P.A.
100 Almeria Avenue, Ste. 204
Coral Gables, FL 33134
(305) 517-3151
File No 22-1858

Parcel Identification No 02-3233-002-0100

Space Above This Line For Recording Data

WARRANTY DEED

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

This indenture made the 3rd day of February, 2022 between **Brigitte Eva Alfred LLC, a Florida Limited Liability Company**, whose post office address is **2472 Inagua Avenue, Miami, FL 33133**, of the County of Miami-Dade, State of Florida, Grantor, to **10 Century Ln LLC, a Florida Limited Liability Company**, whose post office address is **10 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 DOLLARS (U.S.\$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, Florida, to-wit:

Lot 10, BELLE ISLE VILLAS, according to the map or plat thereof as recorded in Plat Book 42, Page 92, Public Records of Miami-Dade County, Florida.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, provided that the foregoing shall not serve to impose or reimpose same.

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

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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, except taxes accruing subsequent to **December 31, 2021**.

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

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME:

Yvanhara Roman

WITNESS

PRINT NAME:

Annette Lopez

Brigitte Eva Alfred LLC, a Florida Limited Liability Company:

By:

Kathia Jimenez

Kathia Jimenez Reyes, Member and Manager

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 3rd day of February, 2022 by Kathia Jimenez Reyes, as Member and Manager of Brigitte Eva Alfred LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally known: _____

OR Produced Identification: ☒

Type of Identification Produced: FL ID

