

Prepared by:

Paul Feldman  
Esquire  
Paul Feldman, P.A.  
2750 NE 185th Street # 203  
Aventura, FL 33180  
305-931-0433  
File Number: 18-283

Return to:

Denise Castillo  
Reiffkind, Thompson & Rudzinski, LLP  
3333 W. Commercial Blvd., Suite 200B  
Fort Lauderdale, FL 33309  
954-370-5152

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 24th day of July, 2018 between **Brickland 1, LLC**, a Florida limited liability company whose post office address is **5757 Collins Avenue, Suite 1404, Miami Beach, FL 33140**, grantor, and **Kydala Inc**, a Florida corporation whose post office address is **3370 Mary Street, Miami, FL 33133**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**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:

**That certain portion of Lot 19, Block 9, BISCAYNE BEACH SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 44, Page 67, Public Records of Miami-Dade County, Florida., more particularly described as follows:**

**Commencing at the Northwest corner of said Lot 19, run South along the West line of said Lot 19, a distance of 27.00 feet; thence run Southeasterly for a distance of 122.26 feet more or less to a point on the East line of Lot 19, said point being 68.50 feet South of the Northeast corner of said Lot 19, thence run North along the East line of said Lot 19 a distance of 68.50 feet to the Northeast corner of said Lot 19, thence run West along the North line of said Lot 19 a distance of 115.00 feet of the Point of Beginning.**

**Parcel Identification Number: 02-3202-008-2160**

**Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

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

**To Have and to Hold**, the same in fee simple forever.

**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, except taxes accruing subsequent to **December 31, 2017**.

**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:

Witness Name: ELSA M. SANCHEZ

Witness Name: JOSE PABLO

Witness Name: ELSA M. SANCHEZ

Witness Name: JOSE PABLO

Brickland 1, LLC, a Florida limited liability company

By: [Signature]  
Eduardo Botte, Manager

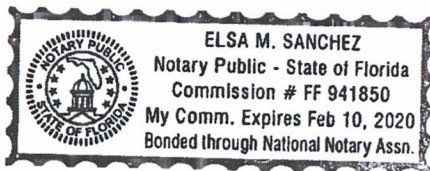
By: [Signature]  
Carlos Macchi, Manager

(Corporate Seal)

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of July, 2018 by Eduardo Botte, Manager and Carlos Macchi, Manager of Brickland 1, LLC, a Florida limited liability company, on behalf of the company. They ☐ are personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: ELSA M. SANCHEZ

My Commission Expires: \_\_\_\_\_

**CERTIFIED ONLY TO:**

Ricardo Carozzi  
Old Republic National Title Insurance Company  
Reifkind, Thompson & Rudzinski LLP

**PROPERTY ADDRESS:**

8127 Crespi Boulevard  
Miami Beach, Florida 33139

**SURVEYOR NOTES**

- #1 Lands Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement / Right of Way that are shown on survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. N/A
- #3 Bearings as Shown hereon are Based upon Northwest 76th Court, S87°43'14"E
- #4 Please See Abbreviations
- #5 Survey is incomplete Without Sheet 2 of 2
- #6 Drawn By: A.A. Date: 07-24-2018
- #7 Complete Field Survey Date: 07-24-2018
- #8 Disc No 2018, Station Surveying Scion
- #9 Last Revised:
- #10 Legal Description Furnished by client.
- #11 This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- #12 There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, examination of ABSTRACT OF TITLE will have to be made to determine record instruments, if any affecting this property.
- #13 ACCURACY: The expected use of the land, as classified in the Minimum Technical Standard (5J-17.050), is "Residential". The Minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #14 Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #15 Not Valid without one signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- #16 Contact the appropriate authority prior to any design work on information.
- #17 Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- #18 Ownership Subject to OPINION OF TITLE.

**ABBREVIATIONS**

A - ARC DISTANCE  
AVE - AVENUE  
ASPH - ASPHALT  
A/C - AIR CONDITIONER  
BLDG - BUILDING  
B COR - BLOCK CORNER  
CB - CATCH BASIN  
CLP - CHAIN LINK FENCE  
CONC - CONCRETE  
COL - COLUMN  
C.U.P. - CONCRETE UTILITY POLE  
CL.P. - CONCRETE LIGHT POLE  
CRS - CONCRETE BLOCK STRUCTURE  
C.M.E. - CANAL MAINTENANCE EASEMENT  
D - DIRECTION  
DW - DRIVEWAY  
D.M.E. - DRAINAGE & MAINTENANCE EASEMENT  
ENC - ENCROACHMENT  
E.T.P. - ELECTRIC TRANSFORMER PAD  
F.P.L. - FLORIDA POWER AND LIGHT  
F.H. - FIRE HYDRANT  
F.I.P. - FOUND IRON PIPE  
F.F. - FINISH FLOOR  
F.D.H. - FOUND DRILL HOLE  
F.R. - FOUND REBAR  
F.D. - FOUND DISC  
F.N. - FOUND NAIL  
I.F. - IRON FENCE  
L - LENGTH  
L.P. - LIGHT POLE  
MEAS - MEASURED  
M.H. - MAN HOLE  
N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM  
N.T.S. - NOT TO SCALE  
O.E. - OVERHEAD ELECTRIC LINE  
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P.C.P. - PERMANENT CONTROL POINT  
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SDWLK - SIDEWALK  
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W.V. - WATER VALVE  
W.U.P. - WOOD UTILITY POLE  
-IRON FENCE  
-CHAIN LINK FENCE  
-WOOD FENCE  
-CBS WALL  
-OVERHEAD ELEC.  
-CENTER LINE  
-EASEMENT  
-DISTANCE ELEVATIONS  
-BUILDING  
-CATCH BASIN  
-WATER METER  
-W.U.P.  
-STATE ROAD  
-US HIGHWAY  
-INTERSTATE  
-MONTORY WELL

**ELEVATION INFORMATION**

National Flood Insurance Program  
FEMA Elev. Reference to NGVD 1929

Comm Panel 120643  
Panel # 0281  
Firm Zone: "x"  
Date of Firm: 09-11-2009  
Base Flood Elev. N/A  
F.Floor Elev. N/A  
Garage Elev. N/A  
Suffix: "L"  
Elev. Reference to NGVD 1929

**LEGAL DESCRIPTION:**

That Certain portion of Lot 19, Block 9 of "BISCAYNE BEACH SUBDIVISION" according to the Plat Thereof as recorded in Plat Book 44 at Page 67, of the Public Records of Miami-Dade County, Florida. Being more Particularly described as follows: BEGINNING at the Northwest Corner of said Lot 19; thence run South for a distance of 27.00 feet to a point on the West line of Lot 19; thence run Southeasterly for a distance of 122.26 feet to a point on the East line of said Lot 19 said point being 68.50 feet South of the Northeast corner of said Lot 19; thence run North along the East line of said Lot 19 for a distance of 68.50 feet to a point, said point being the Northeast corner of said Lot 19; thence run West along the North line of said lot 19 for a distance of 115.00 feet to the POINT OF BEGINNING.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.050 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.



Professional  
Surveyors & Mappers LB 7498  
13050 S.W. 133rd Court  
Miami Florida, 33186  
E-mail: afaco@bellsouth.net  
Ph. # (305) 234-0588  
Fax # (206) 495-0778

JOB #	18-830
DATE	07-24-2018
PB	44-67

Armando F. Alvarez  
Professional Surveyor & Mapper #5526  
State of Florida

Not Valid unless Signed & Sealed with Embossed Seal

**CERTIFIED ONLY TO:**

Ricardo Carozzi  
Old Republic National Title Insurance Company  
Reifkind, Thompson & Rudzinski LLP

**PROPERTY ADDRESS:**

8127 Crespi Boulevard  
Miami Beach, Florida 33139

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- #7 Complete Field Survey Date: 07-24-2018
- #8 Disc No 1818, Station Surveying Scion
- #9 Last Revised:
- #10 Legal Description Furnished by client.
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& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

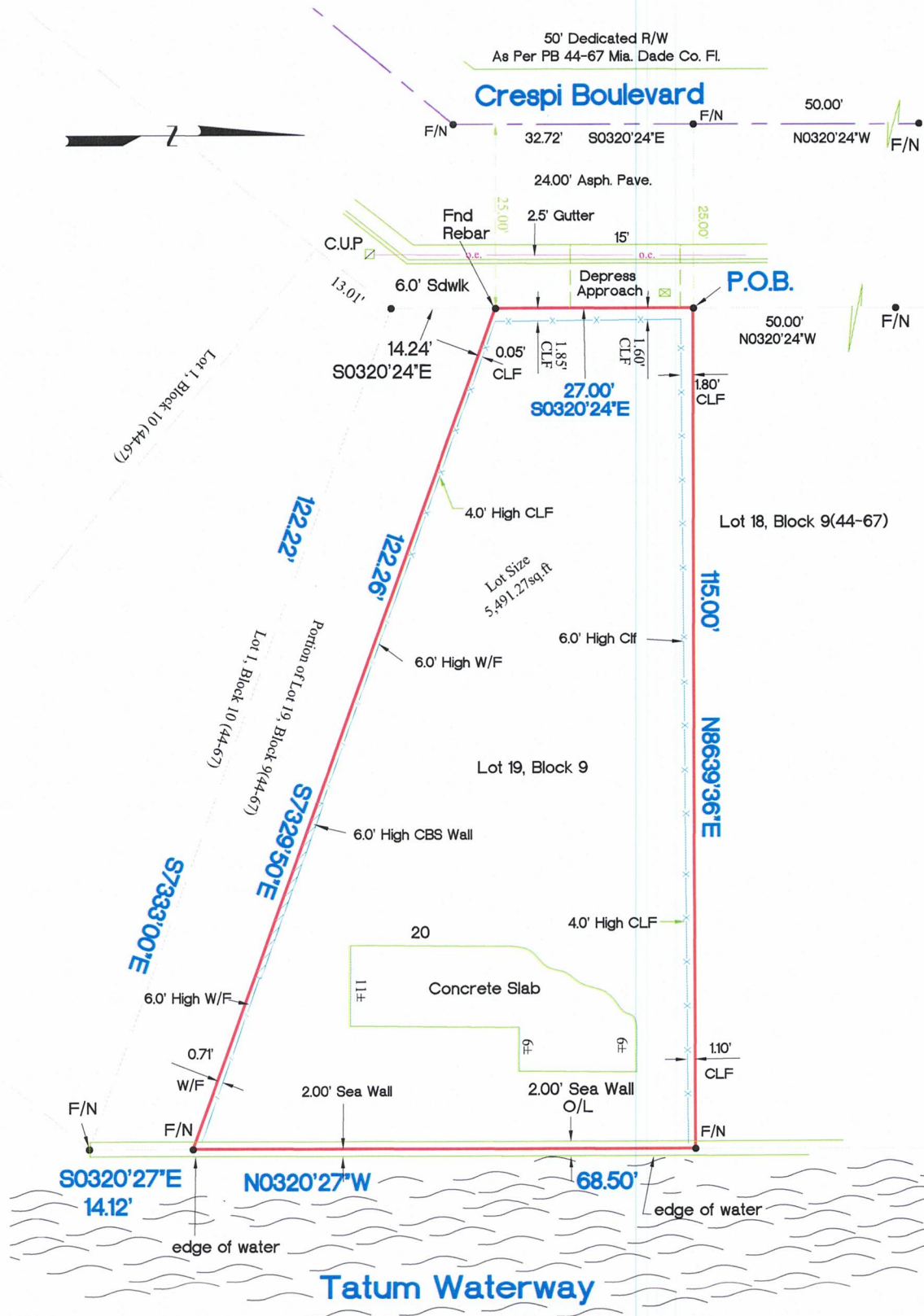
Armando F. Alvarez  
Professional Surveyor & Mapper #5526  
State of Florida

Not Valid unless Signed & Stamped with Embossed Seal



Professional  
Surveyors & Mappers LB 7498  
13050 S.W. 133rd Court  
Miami Florida, 33186  
E-mail: afaco@bellsouth.net  
Ph. # (305) 234-0588  
Fax # (206) 495-0778

JOB #	18-830
DATE	07-24-2018
PB	44-67



JOB #	18-830
DATE	07-24-2018
PB	44-67

## Surveyor Notes:

Survey is Incomplete without sheet 1 of 2  
 Scale of Drawing 1"=15'  
 Drawn By: A.A. Date: 07-24-2018  
 Completed Field Survey Date: 07-24-2018  
 AFA & COMPANY, INC. LB #7498  
 Professional Land Surveyors and Mappers  
 13050 SW 133rd CT Miami, Florida 33186  
 PH: 305-234-0588 FX: 206-495-0778



The sketch hereon is a true and  
 Accurate representation thereof to the best  
 of my knowledge and belief. Subject to notes  
 and Notations shown hereon.

*Armando F. Alvarez*  
 Professional Surveyor & Mapper #5526  
 State of Florida  
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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Profit Corporation  
KYDALA INC

### Filing Information

<b>Document Number</b>	P11000091332
<b>FEI/EIN Number</b>	45-3629015
<b>Date Filed</b>	10/18/2011
<b>Effective Date</b>	10/18/2011
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	07/18/2018
<b>Event Effective Date</b>	NONE

### Principal Address

3370 Mary Street  
MIAMI, FL 33133

Changed: 01/29/2015

### Mailing Address

3370 Mary Street  
MIAMI, FL 33133

Changed: 01/29/2015

### Registered Agent Name & Address

RGPA REGISTERED AGENT CORP.  
3370 Mary Street  
MIAMI, FL 33133

Name Changed: 03/16/2012

Address Changed: 01/29/2015

### Officer/Director Detail

#### **Name & Address**

Title PT

CAROZZI, DANIELA S.  
3370 MARY STREET

MIAMI, FL 33133

Title VPS

CAROZZI, RICARDO D.  
1040 EAST 3RD STREET  
HIALEAH, FL 33010

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	03/03/2016
2017	03/01/2017
2018	02/27/2018

**Document Images**

<a href="#">07/18/2018 -- Amendment</a>	View image in PDF format
<a href="#">02/27/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">12/04/2017 -- Amendment</a>	View image in PDF format
<a href="#">03/01/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/03/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/29/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/24/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/03/2013 -- Amendment</a>	View image in PDF format
<a href="#">04/01/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/16/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/18/2011 -- Domestic Profit</a>	View image in PDF format