

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 HPB21-0460		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 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 checked="" type="checkbox"/> Certificate of Appropriateness for design <input type="checkbox"/> Certificate of Appropriateness for demolition <input type="checkbox"/> Historic District/Site Designation <input checked="" 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 7510 Harding Avenue, Miami Beach, FL			
FOLIO NUMBER(S) 02-3202-007-0790			
Property Owner Information			
PROPERTY OWNER NAME 7510 Harding Ave, LLC			
ADDRESS 1162 NE 91 Street		CITY Miami	STATE FL
ZIPCODE 33138			
BUSINESS PHONE 305-904-9995	CELL PHONE	EMAIL ADDRESS florencia@fpminvestment.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 The Applicant is seeking approval of a Certificate of Appropriateness for the proposed renovation and expansion of the Sorrento Villas hotel, including including two (2) non-use variance requests of the City of Miami Beach (the "City") Code. Specifically, the Applicant is seeking non-use variances of: (1) the unit size requirements for the North Beach National Register Conservation District Overlay ("North Beach District"), pursuant to Section 142-870.15(b) of the City Code; and (2) the front setback requirement pursuant to Section 142-870.15(e).			

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.		2,402.08	SQ. FT.
Provide the gross floor area of the new construction (including required parking and all usable area).		6,188.65	SQ. FT.
Party responsible for project design			
NAME RV Arch, Inc.		<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 150 Main Street		CITY Roslyn	STATE NY
		ZIPCODE 11576	
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS rvidalarg@gmail.com	
Authorized Representative(s) Information (if applicable)			
NAME Tracy Slavens		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 701 Brickell Avenue, Suite 3300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305-789-7642	CELL PHONE	EMAIL ADDRESS tracy.slavens@hklaw.com	
NAME Vanessa Madrid		<input checked="" type="checkbox"/> Attorney <input type="checkbox"/> Contact <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	
ADDRESS 701 Brickell Avenue, Suite 3300		CITY Miami	STATE FL
		ZIPCODE 33131	
BUSINESS PHONE 305-789-7453	CELL PHONE	EMAIL ADDRESS vanessa.madrid@hklaw.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	

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 forgoing 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

Florencia Montecchiarini

PRINT NAME

04/14/21

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 FLORIDA

COUNTY OF MIAMI-DADE

I, Florencia Montecchiarini, being first duly sworn, depose and certify as follows: (1) I am the Manager (print title) of 7510 Harding Ave, 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.

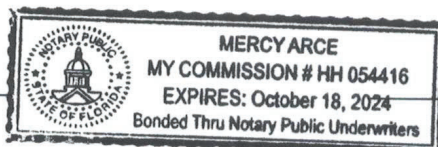
SIGNATURE

Sworn to and subscribed before me this 14 day of April, 2021. The foregoing instrument was acknowledged before me by Florencia Montecchiarini, who has produced driver's license 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: Oct 18 2024



Mercy Arce
PRINT NAME

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

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SIGNATURE

Sworn to and subscribed before me this _____ day of _____, 20____. The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization 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

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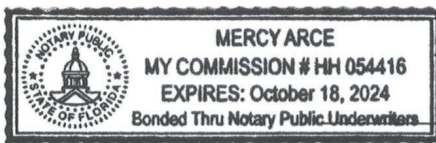
SIGNATURE

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NOTARY SEAL OR STAMP

NOTARY PUBLIC

My Commission Expires: Oct 18 2024



Mercy Arce
PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Florenca Montecchiarini, 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 and Vanessa Madrid to be my representative before the Historic Preservation 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.

Florenca Montecchiarini, Manager
PRINT NAME (and Title, if applicable)

[Signature]
SIGNATURE

Sworn to and subscribed before me this 14 day of April, 2021. The foregoing instrument was acknowledged before me by Florenca Montecchiarini, who has produced driver's license as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP


[Signature]
NOTARY PUBLIC

My Commission Expires: Oct 18 2024

[Signature]
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 if 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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Florencia Montecchiarini, Manager

PRINT NAME (and Title, if applicable)

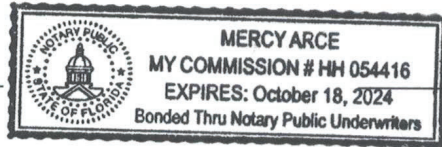
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My Commission Expires: Oct 18 2024



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 if 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.

7510 Harding Ave, LLC
NAME OF CORPORATE ENTITY

NAME AND ADDRESS

% OF OWNERSHIP

See attached Exhibit B

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
<u>Tracy Slavens</u>	<u>Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131</u>	<u>305.789.7642</u>
<u>Vanessa Madrid</u>	<u>Holland and Knight, 701 Brickell Ave, Suite 3300 Miami, FL 33131</u>	<u>305.789.7453</u>
<u>See Exhibit "C"</u>		

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

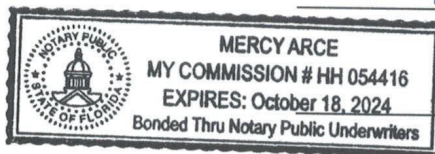
COUNTY OF MIAMI-DADE

I, Florencia Montecchiarini, 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 14 day of April, 2021. The foregoing instrument was acknowledged before me by Florencia Montecchiarini, who has produced drivers license as identification and/or is personally known to me and who did did not take an oath.

NOTARY SEAL OR STAMP



[Signature]
NOTARY PUBLIC

My Commission Expires: Oct 18 2024

Mercy Arce
PRINT NAME

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APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

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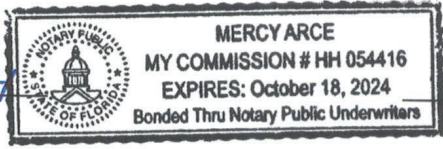
[Signature]
SIGNATURE

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NOTARY SEAL OR STAMP

[Signature]
NOTARY PUBLIC

My Commission Expires: Oct 18 2024



Mercy Arce
PRINT NAME

EXHIBIT "A"

Legal Description:

Lots 4 and 5, less the East 2.5 feet, Block 12, of Altos Del Mar No. 3, according to the plat thereof, as recorded in Plat Book 8, Page 41, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "A"

**DISCLOSURE OF INTEREST
7510 HARDING AVE LLC**

NAME AND ADDRESS	% of Ownership
GM 7510 DEVELOPMENT LLC, a Florida limited liability company	20%
Gustavo Masri 1162 NE 91st St, Miami, FL 33138	
RUTO LLC, a Delaware limited liability company	20%
Alvaro Castro 21500 Biscayne Blvd Suite 401, Aventura, FL 33180	
ST HUSKY LLC, a Florida limited liability company	20%
Emiliano Fernandez Balague 21500 Biscayne Blvd Suite 401, Aventura, FL 33180	
ERA DEVELOPMENT TRUST*	10%
Beneficiaries: *Interest for ERA Development Trust is owned in three equal parts.	
Fabio Humberto Attaguile 3.33%	
Sergio Adolfo Ebert 3.33%	
Jose Diego Reboredo 3.33%	
1162 NE 91st St, Miami, FL 33138	
75 NB GROUP, LLC, a Florida Limited liability company	10%
Alvaro Castro 1162 NE 91st St, Miami, FL 33138	
GM JET INVESTMENT LLC, a Florida limited liability company	10%
Gustavo Masri	

1162 NE 91st St, Miami, FL 33138

ROSTOCK BLACK LLC

5%

Jorge Andres Abraham

21500 Biscayne Blvd Suite 401, Aventura, FL 33180

WHITE ROCA LLC

5%

Matias Ariel Maggiolo

21500 Biscayne Blvd Suite 401, Aventura, FL 33180

TOTAL

100%

EXHIBIT "C"

COMPENSATED LOBBYISTS SUPPLEMENTAL LIST

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. In addition to the persons listed on page 8 of the application, below is a supplemental list of all persons or entities retained by the applicant, as of the date of this application, to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
<u>Nina Lincoff</u>	<u>Holland and Knight</u> <u>701 Brickell Ave. #3300</u> <u>Miami, FL 33131</u>	<u>305-789.7600</u>
<u>Mercy Arce</u>	<u>Holland and Knight</u> <u>701 Brickell Ave. #3300</u> <u>Miami, FL 33131</u>	<u>305-349-2178</u>



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/3/2021

Property Information	
Folio:	02-3202-007-0790
Property Address:	7510 HARDING AVE Miami Beach, FL 33141-2196
Owner	7510 HARDING AVE LLC
Mailing Address	1162 NE 91 ST MIAMI, FL 33138 USA
PA Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	12 / 21 / 0
Floors	2
Living Units	21
Actual Area	10,299 Sq.Ft
Living Area	10,299 Sq.Ft
Adjusted Area	8,259 Sq.Ft
Lot Size	11,000 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$1,980,000	\$2,200,000	\$2,200,000
Building Value	\$468,000	\$228,000	\$10,000
XF Value	\$0	\$0	\$0
Market Value	\$2,448,000	\$2,428,000	\$2,210,000
Assessed Value	\$1,550,114	\$1,409,195	\$1,281,087

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$897,886	\$1,018,805	\$928,913

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

Short Legal Description
ALTOS DEL MAR NO 3 PB 8-41 LOTS 4 & 5 LESS E2.5FT BLK 12 LOT SIZE 100.000 X 110 OR 18678-2983 0699 1

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,550,114	\$1,409,195	\$1,281,087
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,448,000	\$2,428,000	\$2,210,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,550,114	\$1,409,195	\$1,281,087
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$1,550,114	\$1,409,195	\$1,281,087

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/29/2021	\$4,200,000	32331-1721	Qual by exam of deed
09/09/2009	\$100	27019-2027	Life Estate interest
06/01/1999	\$485,000	18678-2983	Sales which are qualified
09/01/1994	\$425,000	16531-2938	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 and return to:

Richard Waserstein
Attorney at Law
Waterstone Closings Inc. d/b/a Closings.com, Inc.
1124 Kane Concourse
Bay Harbor Islands, FL 33154
305-861-8000
File Number: 20-00198
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 29 day of January, 2021 between **Juan C. Cabrera and Diana A. Cabrera, husband and wife** whose post office address is **5825 Collins Ave, #6H, Miami, FL 33140**, grantor, and **7510 Harding Ave, LLC, a Florida Limited Liability Company** whose post office address is **1162 NE 91 Street, Miami, FL 33138**, 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:

Lots 4 and 5 less the East 2 1/2 feet thereof, in Block 12, of Altos Del Mar No. 3, according to the plat thereof, as recorded in Plat Book 8, Page 41, Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 02-3202-007-0790

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, 2020**.

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:

Claudia Hughes
Witness Name: Claudia Hughes

Saul Ratorich
Witness Name: Saul Ratorich

Alyssa Tingo
Witness Name: Alyssa Tingo

Daniela Vargas
Witness Name: Daniela Vargas

Juan C. Cabrera (Seal)
Juan C. Cabrera

Diana A. Cabrera (Seal)
Diana A. Cabrera

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of January, 2021 by Juan C. Cabrera and Diana A. Cabrera, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Claudia Hughes
Notary Public

Printed Name: Claudia Hughes

My Commission Expires: _____

