

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY ATTORNEY TO TAKE ALL LEGAL ACTION NECESSARY, INCLUDING INITIATING ANY AND ALL LITIGATION, IN LAW OR IN EQUITY, TO FORECLOSE ON THE PROPERTY LOCATED AT 1830 KEYSTONE BOULEVARD, NORTH MIAMI, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.**

**WHEREAS**, Section 21-66 of the City of North Miami (“City”) Code of Ordinances provides that the Mayor and City Council may authorize the City Attorney to initiate litigation to foreclose on code enforcement liens and to file litigation seeking a money judgment; and

**WHEREAS**, the City has identified a parcel of property which is in severe disrepair constituting a blight on the community with substantial outstanding code enforcement liens that they recommend foreclosure litigation be filed against; and

**WHEREAS**, the City has approximately fifteen (15) liens against the property which total over One Hundred Four Thousand Dollars (\$104,000.00) and the property is currently assessed at approximately Three Hundred Ninety Thousand Dollars (\$390,000.00); and

**WHEREAS**, the property has a first mortgage of Three Hundred Forty-Three Thousand Dollars (\$343,000.00) with HSBC Bank and a Home Equity Line of Credit mortgage of Ninety-Seven Thousand Nine Hundred Dollars (\$97,900.00) with Citibank; and

**WHEREAS**, court costs to initiate foreclosure litigation are estimated at One Thousand Six Dollars (\$1,006.00); and

**WHEREAS**, the Mayor and City Council, after being fully advised, have determined that it is in the best interest of the City and its residents to proceed to litigation against the recommended parcel of property.

**NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:**

**Section 1. Authorization to City Attorney.** The Mayor and City Council of the City of North Miami, Florida, hereby authorize the City Attorney to initiate litigation for

foreclosure of code enforcement liens and money judgment against the property located at 1830 Keystone Boulevard, North Miami, Florida.

**Section 2. Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** by a \_\_\_\_\_ vote of the Mayor and City Council of the City of North Miami, Florida, this \_\_\_\_\_ day of December, 2014.

\_\_\_\_\_  
DR. SMITH JOSEPH  
MAYOR

ATTEST:

\_\_\_\_\_  
MICHAEL A. ETIENNE, ESQ.  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
REGINE M. MONESTIME  
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**Vote:**

Mayor Dr. Smith Joseph	_____ (Yes)	_____ (No)
Vice Mayor Philippe Bien-Aime	_____ (Yes)	_____ (No)
Councilperson Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Carol Keys, Esq.	_____ (Yes)	_____ (No)
Councilperson Marie Erlande Steril	_____ (Yes)	_____ (No)

# TITLE SEARCH REPORT

*Fund File Number:* 01-2014-016603

*The information contained in this title search is being furnished by Attorneys' Title Fund Services, LLC. If this report is to be used by a title insurance agent for evaluation and determination of insurability by the agent prior to the issuance of title insurance, then the agent shall have liability for such work.*

*Provided For:* City of North Miami/Office of City Attorney *Agent's File Reference:* 1830 KEYSTONE

*After an examination of this search the Agent must:*

- A. Evaluate all instruments, plats and documents contained in the report.*
- B. Include in the Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.*
- C. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.*
- D. Determine whether the property has legal access.*
- E. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.*
- F. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.*
- G. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:
  - (a) Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
  - (b) Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)**

*Prepared this 26th day of September, 2014.*

*Attorneys' Title Fund Services, LLC*

*Prepared by:* Eduar Cano

*Phone Number:* 305-459-2640 Ext 6190 [Ecano@thefund.com](mailto:Ecano@thefund.com)

# TITLE SEARCH REPORT

*Fund File Number:* 01-2014-016603

*Effective Date of approved base title information:* January 22, 2003

*Effective Date of Search:* September 17, 2014 at 11:00 PM

*Apparent Title Vested in:*

Keystone Point ventures LLC

*Description of real property to be insured/foreclosed situated in Miami-Dade County, Florida.*

LOT 3 IN BLOCK 4 OF KEYSTONE POINT SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 50 AT PAGE 16 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

*Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:*

1. Warranty Deed from June A. Herman to Daniel Green, recorded January 22, 2003, in O.R. Book 20964, Page 2788, Public Records of Miami-Dade County, Florida.
2. Quit Claim Deed from Daniel J. Green and Shulamith Green to Keystone Jewish Center Inc., recorded July 2, 2007, in O.R. Book 25748, Page 3318, Public Records of Miami-Dade County, Florida.
3. Quit Claim Deed from Keystone Jewish Center Inc. to Keystone Point ventures LLC, recorded April 29, 2014, in O.R. Book 29129, Page 1284, Public Records of Miami-Dade County, Florida.

*Mortgages, Assignments and Modifications:*

1. Mortgage to HSBC Mortgage Corporation, mortgagee(s), recorded under O.R. Book 24709, Page 4886, as assigned to HSBC Bank USA, N.A., assignee, by assignment recorded May 25, 2011, under O.R. Book 27700, Page 3428, Public Records of Miami-Dade County, Florida.
2. Mortgage to Citibank N.A., mortgagee(s), recorded under O.R. Book 24952, Page 4224, assigned filed in O.R. Book 27600, Page 4011, Public Records of Miami-Dade County, Florida.

*Other Property Liens:*

# TITLE SEARCH REPORT

*Fund File Number:* 01-2014-016603

1. Taxes and assessments for the year 2014.
2. Liability for possible continuing violations according to City of North Miami liens recorded in O.R. Book 28778, Page 2294, O.R. Book 28888, Page 2317, and O.R. Book 29253, Page 3830, Public Records of Miami-Dade County, Florida.

## *Restrictions/Easements:*

1. All matters contained on the Plat of Section One of Keystone Point, as recorded in Plat Book 50, Page 16, Public Records of Miami-Dade County, Florida.
2. All matters contained on the Plat of Miami Shores, as recorded in Plat Book 17, Page 46, Public Records of Miami-Dade County, Florida.
3. All matters contained on the Plat of Subdivision of the Remainder of Foster and Sanchez Tract, as recorded in Plat Book 31, Page 66, Public Records of Miami-Dade County, Florida.
4. Declaration of Protective Covenants, dated January 19, 1950, filed March 1, 1950, in Deed Book 3247, Page 154, Public Records of Miami-Dade County, Florida.
5. Agreed Order Relating to Water Service recorded in O.R. Book 12740, Page 3058 and O.R. Book 13177, Page 1683, Public Records of Miami-Dade County, Florida.
6. Agreed Order Relating to Sewage Service recorded in O.R. Book 12740, Page 3060 and O.R. Book 13177, Page 1681, Public Records of Miami-Dade County, Florida.
7. Keystone Point Security Guard Special Taxing District recorded in O.R. Book 14116, Page 540, Public Records of Miami-Dade County, Florida.
8. Resolution No. R-453-89 recorded in O.R. Book 14116, Page 564, Public Records of Miami-Dade County, Florida.
9. Resolution No. R-815-91 recorded in O.R. Book 15168, Page 1252, Public Records of Miami-Dade County, Florida.
10. Ordinance 09-64 recorded in O.R. Book 27025, Page 894, Public Records of Miami-Dade County, Florida.
11. Assessment Roll Resolution R-940-09 recorded in O.R. Book 27025, Page 907, Public Records of Miami-Dade County, Florida.
12. Assessment Roll Resolution R-939-09 recorded in O.R. Book 27025, Page 914, Public Records of Miami-Dade County, Florida.
13. Quit-Claim Deed recorded in O.R. Book 13847, Page 3980 and O.R. Book 16378, Page 4517, Public Records of Miami-Dade County, Florida.
14. Rights of the lessees under unrecorded leases.

## *Other Encumbrances:*

1. Judgments against Daniel Green in favor of The State of Florida recorded in O.R. Book 24700, Page 2386, O.R. Book 24881, Page 3102, O.R. Book 24720, Page 3088, Public Records of Miami-Dade County, Florida.

# TITLE SEARCH REPORT

*Fund File Number:* 01-2014-016603

2. Judgments and/or liens against Keystone Jewish Center Inc., or a similar name, certified copies of which are recorded in the following Books and Pages: O.R. Book 28375, Page 2174, O.R. Book 28888, Page 2317, O.R. Book 28778, Page 2294, O.R. Book 28601, Page 507, Public Records of Miami-Dade County, Florida.
3. Tax Warrant against Keystone Jewish Center Inc., recorded in O.R. Book 27851, Page 4371, Public Records of Miami-Dade County, Florida.
4. Judgments and/or liens against Keystone Point ventures LLC, or a similar name, certified copies of which are recorded in the following Books and Pages: O.R. Book 29253, Page 3830, Public Records of Miami-Dade County, Florida.

## REAL PROPERTY TAX INFORMATION ATTACHED

*Proposed Purchaser/Mortgagor:*

None

*A 20-year judgment and lien search was not performed on the proposed purchaser/mortgagor. It is the agent's responsibility to obtain a name search if the loan policy to be issued based on this report is other than a 100% purchase money mortgage.*

1.

## STANDARD EXCEPTIONS

*Unless satisfactory evidence is presented to the agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.*

1. *Taxes for the year of the effective date of this policy and taxes or special assessments which are not shown as existing liens by the public records.*
2. *Rights or claims of parties in possession not shown by the public records.*
3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*

## TITLE SEARCH REPORT

*Fund File Number:* 01-2014-016603

5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
  - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
  - (b) *Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)*
8. *Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

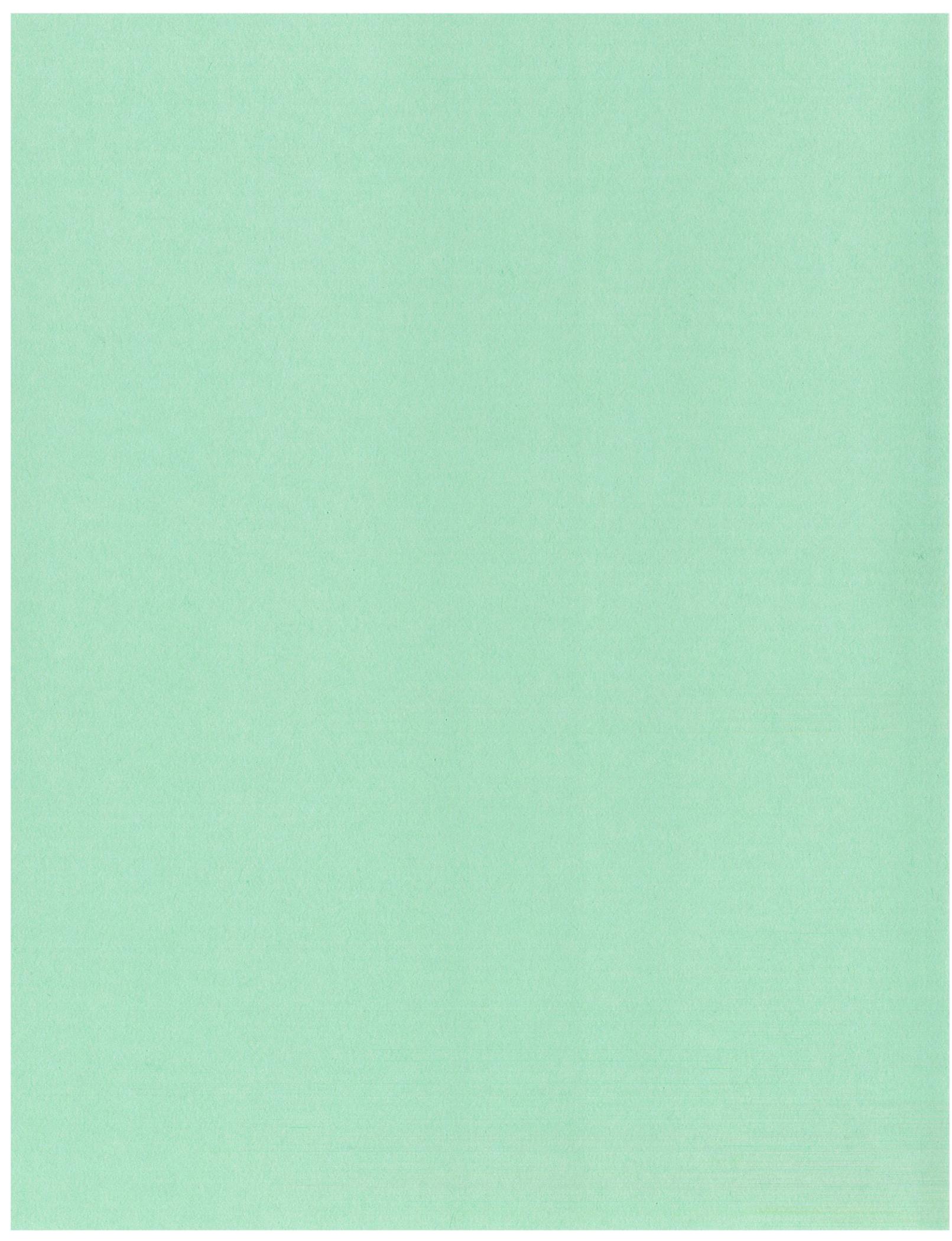
*The report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.*

*In foreclosure proceedings, title should be examined between the effective date of this report and the recording of the lis pendens to assure that all necessary and proper parties are joined. Consideration should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.*

*Prior to issuance of any policy of title insurance underwritten by Old Republic National Title Insurance Company, the agent must obtain and evaluate a title search for the period between the effective date of this Title Search Report and the recording date(s) of the instrument(s) on which the policy is based.*

*If this product is not used for the purpose of issuing a policy, then the maximum liability for incorrect information is \$1,000.*

*Note: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or more.*



IN THE CIRCUIT COURT OF THE 11<sup>TH</sup>  
JUDICIAL CIRCUIT, IN AND FOR  
MIAMI-DADE COUNTY, FLORIDA

CASE NO.

CITY OF NORTH MIAMI,  
a Florida Municipal corporation,

Plaintiff,

v.

KEYSTONE POINT VENTURES, LLC,  
KEYSTONE JEWISH CENTER, INC.,  
DANIEL GREEN, SHULAMITH GREEN,  
HSBC MORTGAGE CORPORATION,  
HSBC BANK USA, N.A., CITIBANK N.A.,  
STATE OF FLORIDA, HAMILTON  
EQUITY GROUP LLC, HSBC BANK USA  
NATIONAL ASSOCIATION ASG, CITY OF  
NORTH MIAMI BEACH, FLORIDA  
DEPARTMENT OF REVENUE,

Defendants.

\_\_\_\_\_ /

**FORECLOSURE COMPLAINT**

COMES NOW, Plaintiff, CITY OF NORTH MIAMI, a Municipal Corporation, ("CITY"), hereby sues Defendants, KEYSTONE POINT VENTURES, LLC, KEYSTONE JEWISH CENTER, INC., DANIEL GREEN, SHULAMITH GREEN, HSBC MORTGAGE CORPORATION, HSBC BANK USA, N.A., CITIBANK N.A., STATE OF FLORIDA, HAMILTON EQUITY GROUP LLC, HSBC BANK USA NATIONAL ASSOCIATION ASG, CITY OF NORTH MIAMI BEACH, FLORIDA DEPARTMENT OF REVENUE, and as grounds thereof says:

1. This is an action to foreclose certain code enforcement and special assessment liens and for money damages in an amount in excess of Fifteen Thousand Dollars (\$15,000.00), exclusive of interest, costs and attorney's fees.

**JURISDICTION AND PARTIES**

2. The CITY is a municipal corporation lying wholly within Miami-Dade County, Florida, and exercising powers pursuant to Article VIII, Section 2 of the Constitution of the State of Florida and Chapter 166, Florida Statutes, The Municipal Home Rule Powers Act, as well as Chapter 162, Florida Statutes.

3. Defendant, KEYSTONE POINT VENTURES, LLC, is Florida Limited Liability Company, who transacts business in Miami-Dade County, Florida and is the owner of the real property at issue located in Miami-Dade County, Florida.

4. The real property at issue in this action is located in Miami-Dade County, Florida.

5. Jurisdiction and venue is proper in this Court as the real property at issue is located in Miami-Dade County, Florida and the Defendant conducts business transactions in relation to this property within Miami-Dade County, Florida.

**COUNT I - FORECLOSURE**

6. Defendant, KEYSTONE POINT VENTURES, LLC, owns the following described real property lying and being in the City of North Miami, Miami-Dade County, Florida:

Lot 3, Block 4, of KEYSTONE POINT SECTION NO. ONE, according to the Plat thereof, recorded in Plat Book 50, Page 16 of the Public Records of Miami-Dade County, Florida

Parcel ID/Folio No. 06-2228-007-0200

7. Plaintiff incorporates and alleges the allegations in paragraphs 1 through 5 above.

8. On or about August 7, 2013, an Order Imposing Fine and Authorizing Lien was entered by the City of North Miami Code Enforcement Special Magistrate against the property. On August 19, 2013, Plaintiff recorded the lien in the Official Records of Miami-Dade County, Florida at Official Records Book 28778, Pages 2294-2295, a copy of which is attached hereto and made a part hereof as Exhibit "A;"

9. On or about October 7, 2013, an Order Imposing Fine and Authorizing Lien was entered by the City of North Miami Code Enforcement Special Magistrate against the property. On October 29, 2013, Plaintiff recorded the lien in the Official Records of Miami-Dade County, Florida at Official Records Book 28888, Pages 2317-2318, a copy of which is attached hereto and made a part hereof as Exhibit "B;" and

10. On or about July 11, 2014, an Order Imposing Fine and Authorizing Lien was entered by the City of North Miami Code Enforcement Special Magistrate against the property. On August 1, 2014, Plaintiff recorded the lien in the Official Records of Miami-Dade County, Florida at Official Records Book 29253, Pages 3830-3831, a copy of which is attached hereto and made a part hereof as Exhibit "C."

11. On or about October 1, 2014, an Order Imposing Fine and Authorizing Lien was entered by the City of North Miami Code Enforcement Special Magistrate against the property. On November 13, 2014, Plaintiff recorded the lien in the Official Records of Miami-Dade County, Florida at Official Records Book 29387, Pages 4123-4124, a copy of which is attached hereto and made a part hereof as Exhibit "D."

12. On or about October 1, 2014, an Order Imposing Fine and Authorizing Lien was entered by the City of North Miami Code Enforcement Special Magistrate against the property. On November 13, 2014, Plaintiff recorded the lien in the Official Records of

Miami-Dade County, Florida at Official Records Book 29387, Pages 4125-4126, a copy of which is attached hereto and made a part hereof as Exhibit "E."

13. On or about October 1, 2014, an Order Imposing Fine and Authorizing Lien was entered by the City of North Miami Code Enforcement Special Magistrate against the property. On November 13, 2014, Plaintiff recorded the lien in the Official Records of Miami-Dade County, Florida at Official Records Book 29387, Pages 4127-4128, a copy of which is attached hereto and made a part hereof as Exhibit "F."

14. On or about October 1, 2014, an Order Imposing Fine and Authorizing Lien was entered by the City of North Miami Code Enforcement Special Magistrate against the property. On November 13, 2014, Plaintiff recorded the lien in the Official Records of Miami-Dade County, Florida at Official Records Book 29387, Pages 4129-4130, a copy of which is attached hereto and made a part hereof as Exhibit "G."

15. On or about October 1, 2014, an Order Imposing Fine and Authorizing Lien was entered by the City of North Miami Code Enforcement Special Magistrate against the property. On November 13, 2014, Plaintiff recorded the lien in the Official Records of Miami-Dade County, Florida at Official Records Book 29387, Pages 4131-4132, a copy of which is attached hereto and made a part hereof as Exhibit "H."

16. On or about November 5, 2014, an Order Imposing Fine and Authorizing Lien was entered by the City of North Miami Code Enforcement Special Magistrate against the property. On November 19, 2014, Plaintiff recorded the lien in the Official Records of Miami-Dade County, Florida at Official Records Book 29396, Pages 1969-1970, a copy of which is attached hereto and made a part hereof as Exhibit "I."

17. On or about September 3, 2014, an Order Imposing Lien was entered by the City of North Miami Code Enforcement Special Magistrate against the property. On October 2, 2014, Plaintiff recorded the lien in the Official Records of Miami-Dade County,

Florida at Official Records Book 29333, Pages 2160-2161, a copy of which is attached hereto and made a part hereof as Exhibit "J."

18. There is due and owing to the CITY as a result of certain code enforcement procedures a total sum in excess of Fifteen Thousand Dollars (\$15,000.00) as follows:

(a) Under the lien described on Exhibit "A," a fine was imposed in the amount of \$25.00 per day commencing August 7, 2013, and **\$11,838.50** remains due and owing pursuant to the violations enumerated in Exhibit A;

(b) Under the lien described on Exhibit "B", a fine was imposed in the amount of \$50.00 per day commencing October 2, 2013, and **\$20,638.50** remains due and owing pursuant to the violations enumerated in Exhibit B;

(c) Under the lien described on Exhibit "C", a fine was imposed in the amount of \$100.00 per day commencing July 2, 2014, and **\$13,738.50** remains due and owing pursuant to the violations enumerated in Exhibit C;

(d) Under the lien described on Exhibit "D", a fine was imposed in the amount of \$200.00 per day commencing October 1, 2014, and **\$9,138.50** remains due and owing pursuant to the violations enumerated in Exhibit D;

(e) Under the lien described on Exhibit "E", a fine was imposed in the amount of \$250.00 per day commencing October 1, 2014, and **\$11,238.50** remains due and owing pursuant to the violations enumerated in Exhibit E;

(f) Under the lien described on Exhibit "F", a fine was imposed in the amount of \$250.00 per day commencing October 1, 2014, and **\$11,238.50** remains due and owing pursuant to the violations enumerated in Exhibit F;

(g) Under the lien described on Exhibit "G", a fine was imposed in the amount of \$250.00 per day commencing October 1, 2014, and **\$11,238.50** remains due and owing pursuant to the violations enumerated in Exhibit G;

(h) Under the lien described on Exhibit "H", a fine was imposed in the amount of \$250.00 per day commencing October 1, 2014, and **\$11,238.50** remains due and owing pursuant to the violations enumerated in Exhibit H;

(i) Under the lien described on Exhibit "I", a fine was imposed in the amount of \$250.00 per day commencing November 5, 2014, and **\$2,288.50** remains due and owing pursuant to the violations enumerated in Exhibit I;

(j) Under the lien described on Exhibit "J", a fine was imposed in the amount of **\$250.00** which remains due and owing pursuant to the violations enumerated in Exhibit J;

19. Defendant, HSBC MORTGAGE CORPORATION, may claim some right, title or interest in the property by virtue of the mortgage recorded in Official Records Book 24709, Page 4886, as assigned to HSBC BANK USA, N.A. by assignment recorded under Official Records Book 27700, Page 3428 of the Public Records of Miami-Dade County, Florida.

20. Defendant, CITIBANK N.A., may claim some right, title or interest in the property by virtue of the mortgage recorded in Official Records Book 24709, Page 4886, assignment filed in Official Records Book 27600, Page 4011 of the Public Records of Miami-Dade County, Florida

21. Defendant, STATE OF FLORIDA, may claim some right, title or interest in the property by virtue of the liens recorded in Official Records Book 24700, Page 2386, Official Records Book 24881, Page 3102 and Official Records Book 24720, Page 3088 of the Public Records of Miami-Dade County, Florida.

22. Defendants, HAMILTON EQUITY GROUP LLC AND HSBC BANK USA NATIONAL ASSOCIATION ASG, may claim some right, title or interest in the property by

virtue of the judgment recorded in Official Records Book 28375, Pages 2174-2179 of the Public Records of Miami-Dade County, Florida.

23. Defendant, CITY OF NORTH MIAMI BEACH, may claim some right, title or interest in the property by virtue of the Claim of Lien recorded in Official Records Book 28601, Page 507 of the Public Records of Miami-Dade County, Florida.

24. Defendant, FLORIDA DEPARTMENT OF REVENUE, may claim some right, title or interest in the property by virtue of the Warrant recorded in Official Records Book 27851, Page 4371 of the Public Records of Miami-Dade County, Florida.

25. Defendant, CITIBANK, N.A., may claim some right, title or interest in the property by virtue of the Final Summary Judgment recorded in Official Records Book 29300, Pages 3374-3375 of the Public Records of Miami-Dade County, Florida.

26. Defendant, KEYSTONE POINT VENTURES, LLC, has failed to pay the amounts due and owing regarding any of the liens attached in Exhibits "A" through "J" and said amounts continue to be owed to Plaintiff.

27. Plaintiff is the owner and holder of all of the liens attached in Exhibits "A" through "J."

28. The original violations continue to exist on the Property. As a result, penalty fines in the approximate amount of one hundred two thousand eight hundred forty six dollars and fifty cents (\$102,846.50) has accrued since the Orders Imposing Fine and authorizing Lien were recorded, and the daily fines continue to accrue each and every day the violation continues to exist on the Property.

29. Pursuant to Florida Statute §162.09, Plaintiff may initiate foreclosure actions to obtain payment code enforcement liens.

WHEREFORE, the CITY prays that:

- (a) The Court takes jurisdiction of this matter and the parties;
- (b) The Court will ascertain the amount of money due Plaintiff pursuant to all of the Liens that Plaintiff is entitled to recover in this action, plus interest thereon;
- (c) The Court decree that Plaintiff has a lien on the property described herein for the sum of money found to be due to Plaintiff; and
- (d) If the sums due to Plaintiff are not paid immediately, the Court shall foreclose all of the liens, and the Clerk of Court shall sell the property to satisfy all of the liens; and
- (e) The Court declares that all other liens inferior to the liens of the CITY described herein and foreclose the CITY's liens referenced herein; and
- (f) The Court award attorney's fees, interest and costs, and
- (g) The Court retain jurisdiction in order to make all such further orders and judgments as may be necessary and proper including the issuance of a Writ of Possession or a deficiency judgment; and
- (h) The Court grant such other and further relief as Plaintiff may be entitled to receive.

OFFICE OF THE CITY ATTORNEY  
CITY OF NORTH MIAMI  
776 N.E. 125<sup>th</sup> Street  
North Miami, FL 33161  
Telephone: (305) 895-9810  
Facsimile: (305) 895-7029

By: \_\_\_\_\_

REGINE M. MONESTIME  
CITY ATTORNEY  
FLORIDA BAR NO. 97357  
Primary Email: [cityattorney@northmiamifl.gov](mailto:cityattorney@northmiamifl.gov)

# **EXHIBIT**

**“A”**

Code Compliance Unit  
City of North Miami  
776 N.E. 125th Street  
North Miami, FL 33161

CFN 20130652542

CFN 20130652542  
OK Blk 28778 Pgs 2294 - 2295 (2pgs)  
RECORDED 08/19/2013 10:53:16  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

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**Office of the Code Enforcement Special Magistrate**

776 N.E. 125th Street, North Miami, FL 33161

Case #: **CESDM-2013-00005**

**CITY OF NORTH MIAMI,**  
Plaintiff,

vs.

**KEYSTONE JEWISH CENTER INC, OR CURRENT PROPERTY OWNER(S)**

Defendant(s).

**Order Imposing Fine And Authorizing Lien**

Violation Address: **1830 KEYSTONE BLVD**

Folio Number: **0622280070200**

Legal Description: **28-29 52 42KEYSTONE POINT SEC 1 PB 50-16LOT 3 BLK 4LOT SIZE  
81.630 X 152OR 20964-2788 01 2003 1COC 25748-3318 06 2007 4**

**THIS MATTER** was heard on 8/7/2013 by the Special Magistrate of the City of North Miami, Florida upon notification by the Code Enforcement Officer that a violation pursuant to Section 29-5-1204 (A) of the Code of the City of North Miami, and Section 162.09, Florida Statutes, has occurred and the hereby orders as follows:

1. On June 5, 2013, **KEYSTONE JEWISH CENTER INC, OR CURRENT PROPERTY OWNER(S)** was found guilty of violating Section 29-5-1204 (A) of the Code of Ordinances of the
  2. **KEYSTONE JEWISH CENTER INC, OR CURRENT PROPERTY OWNER(S)** was given until July 2, 2013, to comply or a fine would be imposed for each day the violation continued to exist
  3. Pursuant to the power vested in the Special Magistrate by virtue of Section 162.09, F.S., and the Code of Ordinances of the City of North Miami, as amended, a fine of \$25.00 per day, commencing 08/07/2013, is hereby assessed. There is also assessed interest and other costs, including costs incurred in the prosecuting of the case before the Special Magistrate as provided by law.
  4. Said fine and cost are hereby declared to be a lien against the land on which the violation exists and upon any other real or personal property owned by the defendant(s), and shall continue to accrue for each day the violation continues. The City of North Miami shall be entitled to collect all costs incurred in recording and satisfying such lien, pursuant to Chapter 162, Florida Statutes.
- UPON COMPLIANCE, IT IS THE DEFENDANT(S) RESPONSIBILITY TO NOTIFY THE CODE ENFORCEMENT OFFICER OF THE CITY IN ORDER TO OBTAIN A COMPLIANCE INSPECTION TO STOP THE FINE FROM RUNNING.
5. In determining the amount of the fine, the Code Enforcement Special Magistrate has considered the following factors:
    - (a) The gravity of the violation;
    - (b) Any actions taken by the Defendants(s) to correct the violation; and
    - (c) Any previous violations committed by the Defendant(s).

6. A certified copy of this Order shall be recorded in the public records and shall constitute a lien pursuant to Section 162.09, F.S., and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for enforcement purposes.

7. In the event further proceedings are initiated by the Code Enforcement Officer, the Code Enforcement Special Magistrate reserves the right to subpoena defendant(s) and to assess additional fines and take whatever steps are necessary to bring a violation into compliance.

**DONE AND ORDERED** at the Office of the Code Enforcement Special Magistrate, at the City of North Miami, Miami-Dade County, Florida, this 7 day of August, 2013.

CITY OF NORTH MIAMI  
*Rafael Alvarez Ruiz*  
CODE ENFORCEMENT SPECIAL MAGISTRATE

DR BK 28778 PG 2295  
LAST PAGE

ATTEST:

CLERK

*Pilar Diaz*

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:  
Regina Monestime, City Attorney

**ACKNOWLEDGEMENT**

On this 7 day of August, 2013, the Code Enforcement Special Magistrate, and the Clerk of the Code Enforcement Special Magistrate, personally appeared before me and acknowledged the execution of this Order. Both aforementioned persons are personally known to me.

*Alan P. Graham*

Signature, Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA  
Alan P. Graham  
Commission # EE082854  
Expires: APR. 14, 2015  
BONDED THROUGH ATLANTIC BONDING CO., INC.

**CERTIFICATION**

Space for Certification of Document by City Clerk:

I certify this to be a true and correct copy of the record in my office. WITNESSETH my hand and official seal of the City of NORTH MIAMI, Florida, this the 09 August, 2013.  
*Louis Theis* City Clerk



Copies Furnished to: Defendant(s)  
Case File  
Lien Clerk, City of North Miami

# **EXHIBIT**

**“B”**

Return to:

Code Compliance Unit  
City of North Miami  
776 N.E. 125th Street  
North Miami, FL 33161



CFN 2013R0860024  
OR Bk 28888 Pgs 2317 - 2318; (2pgs)  
RECORDED 10/29/2013 14:24:59  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

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**Office of the Code Enforcement Special Magistrate**

776 N.E. 125th Street, North Miami, FL 33161

Case #: CEPOM-2013-00023

**CITY OF NORTH MIAMI,**

Plaintiff,

vs.

**KEYSTONE JEWISH CENTER INC, OR CURRENT PROPERTY OWNER(S)**

Defendant(s).

**Order Imposing Fine And Authorizing Lien**

Violation Address: **1830 KEYSTONE BLVD**

Folio Number: **0622280070200**

Legal Description: **28-29 52 42KEYSTONE POINT SEG 1 PB 50-16LOT 3 BLK 4LOT SIZE  
81.630 X 152OR 20964-2788 01 2003 1COC 25748-3318 06 2007 4**

**THIS MATTER** was heard on Oct. 2, 2013 by the Special Magistrate of the City of North Miami, Florida upon notification by the Code Enforcement Officer that a violation pursuant to Section 12-4 (a) of the Code of the City of North Miami, and Section 162.09, Florida Statutes, has occurred and the hereby orders as follows:

1. On Sept. 4, 2013, KEYSTONE JEWISH CENTER INC, OR CURRENT PROPERTY OWNER(S) was found guilty of violating Section 12-4 (a) of the Code of Ordinances of the City of
2. KEYSTONE JEWISH CENTER INC, OR CURRENT PROPERTY OWNER(S) was given until Oct. 1, 2013, to comply or a fine would be imposed for each day the violation continued to exist
3. Pursuant to the power vested in the Special Magistrate by virtue of Section 162.09, F.S., and the Code of Ordinances of the City of North Miami, as amended, a fine of \$50.00 per day, commencing 10/02/2013, is hereby assessed. There is also assessed interest and other costs, including costs incurred in the prosecuting of the case before the Special Magistrate as provided by law.
4. Said fine and cost are hereby declared to be a lien against the land on which the violation exists and upon any other real or personal property owned by the defendant(s), and shall continue to accrue for each day the violation continues. The City of North Miami shall be entitled to collect all costs incurred in recording and satisfying such lien, pursuant to Chapter 162, Florida Statutes.

UPON COMPLIANCE, IT IS THE DEFENDANT(S) RESPONSIBILITY TO NOTIFY THE CODE ENFORCEMENT OFFICER OF THE CITY IN ORDER TO OBTAIN A COMPLIANCE INSPECTION TO STOP THE FINE FROM RUNNING.

5. In determining the amount of the fine, the Code Enforcement Special Magistrate has considered the following factors:
  - (a) The gravity of the violation;
  - (b) Any actions taken by the Defendants(s) to correct the violation; and
  - (c) Any previous violations committed by the Defendant(s).

6. A certified copy of this Order shall be recorded in the public records and shall constitute a lien pursuant to Section 162.09, F.S., and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for enforcement purposes.

7. In the event further proceedings are initiated by the Code Enforcement Officer, the Code Enforcement Special Magistrate reserves the right to subpoena defendant(s) and to assess additional fines and take whatever steps are necessary to bring a violation into compliance.

**DONE AND ORDERED** at the Office of the Code Enforcement Special Magistrate, at the City of North Miami, Miami-Dade County, Florida, this 2<sup>nd</sup> day of October, 2013.

CITY OF NORTH MIAMI

*Beatrice Egan*  
CODE ENFORCEMENT SPECIAL MAGISTRATE

OR BK 28888 PG 2318  
LAST PAGE

ATTEST:

*Pilar Diaz*

CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:  
Regime Monestime, City Attorney

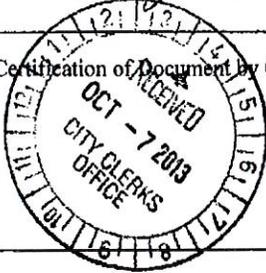
**ACKNOWLEDGEMENT**

On this 7<sup>th</sup> day of October, 2013, the Code Enforcement Special Magistrate, and the Clerk of the Code Enforcement Special Magistrate, personally appeared before me and acknowledged the execution of this Order. Both aforementioned persons are personally known to me.

*Alan P. Graham*  
Signature, Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA  
Alan P. Graham  
Commission # EE082854  
Expires: APR. 14, 2015  
BONDED THROUGH ATLANTIC BONDING CO., INC.

Space for Certification of Document by City Clerk:



**CERTIFICATION**

I certify this to be a true and correct copy of the record in my office.

WITNESSETH my hand and official seal of the City of NORTH MIAMI.

Florida, this the 7 day of

October, 2013  
*Jacqueline Harris*, Deputy City Clerk

Copies Furnished to: Defendant(s)  
Case File  
Lien Clerk, City of North Miami

# **EXHIBIT**

**“C”**

Return to:  
Code Compliance Unit  
City of North Miami  
776 N.E. 125th Street  
North Miami, FL 33161



CFN 2014R0540177  
OR Bl: 29253 Pgs 3830 - 3831; (2pgs)  
RECORDED 08/01/2014 10:19:06  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

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**Office of the Code Enforcement Special Magistrate**

776 N.E. 125th Street, North Miami, FL 33161

Case #: **CEPOF-2014-00003**

**CITY OF NORTH MIAMI,**  
Plaintiff,

vs.

**KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY**

Defendant(s).

**Order Imposing Fine And Authorizing Lien**

Name of Violator: **KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY OWNER(S)**

Violation Address: **1830 KEYSTONE BLVD**

Folio Number: **0622280070200**

Legal Description: **28-29 52 42KEYSTONE POINT SEC 1 PB 50-16LOT 3 BLK 4LOT  
SIZE 81.630 X 152OR 20964-2788 01 2003 1COC 25748-3318 06 2007 4**

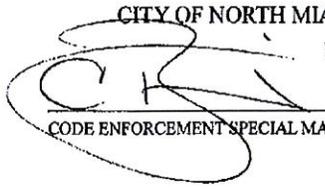
**THIS MATTER** was heard by the Special Magistrate of the City of North Miami, Florida upon notification by the Code Enforcement Officer that a violation pursuant to Section 12-4 (c) of the Code of the City of North Miami, and Section 162.09, Florida Statutes, has occurred and the hereby orders as follows:

1. **KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY OWNER(S)** was found guilty of violating Section 12-4 (c) of the Code of Ordinances of the City of North Miami, .POOL - FENCES
  2. Pursuant to the power vested in the Special Magistrate by virtue of Section 162.09, F.S., and the Code of Ordinances of the City of North Miami, as amended, a fine of \$100.00 per day commencing 07/02/2014, is hereby assessed. There is also assessed interest and other costs, including costs incurred in the prosecuting of the case before the Special Magistrate as provided by law.
  3. Said fine and cost are hereby declared to be a lien against the land on which the violation exists and upon any other real or personal property owned by the defendant(s), and shall continue to accrue for each day the violation continues. The City of North Miami shall be entitled to collect all costs incurred in recording and satisfying such lien, pursuant to Chapter 162, Florida Statutes.
- UPON COMPLIANCE, IT IS THE DEFENDANT(S) RESPONSIBILITY TO NOTIFY THE CODE ENFORCEMENT OFFICER OF THE CITY IN ORDER TO OBTAIN A COMPLIANCE INSPECTION TO STOP THE FINE FROM RUNNING.
4. In determining the amount of the fine, the Code Enforcement Special Magistrate has considered the following factors:
    - (a) The gravity of the violation;
    - (b) Any actions taken by the Defendants(s) to correct the violation; and
    - (c) Any previous violations committed by the Defendant(s).

5. A certified copy of this Order shall be recorded in the public records and shall constitute a lien pursuant to Section 162.09, F.S., and may be enforced in the same manner as a court judgement by the sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgement except for enforcement purposes.

6. In the event further proceedings are initiated by the Code Enforcement Officer, the Code Enforcement Special Magistrate reserves the right to subpoena defendant(s) and to assess additional fines and take whatever steps are necessary to bring a violation into compliance.

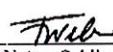
**DONE AND ORDERED** at the Office of the Code Enforcement Special Magistrate, at the City of North Miami, Miami-Dade County, Florida, this 2 day of July, 2014.

CITY OF NORTH MIAMI  
  
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:   
CLERK

**ACKNOWLEDGEMENT**

On this 11 day of July, 2014, the Code Enforcement Special Magistrate, and the Clerk of the Code Enforcement Special Magistrate, personally appeared before me and acknowledged the execution of this Order. Both aforementioned persons are personally known to me.

  
Signature, Notary Public, State of Florida  
 **TANGSHA B. WILLIAMS**  
MY COMMISSION # FF 082855  
EXPIRES: March 29, 2018  
Bonded Thru Budget History Services

Space for Certification of Document by City Clerk:

**CERTIFICATION**  
I certify this to be a true and correct copy of the record in my office.  
WITNESSETH my hand and official seal of the City of NORTH MIAMI Florida, this 11<sup>th</sup> day of July, 2014  
Rafael P. Pedron for City Clerk

Copies Furnished to: Defendant(s)  
Case File  
Lien Clerk, City of North Miami

# **EXHIBIT**

**“D”**

Return to:  
Code Compliance Unit  
City of North Miami  
776 N.E. 125th Street  
North Miami, FL 33161



CFN 20140782708  
OR Bk 29387 Pgs 4123 - 4124 (2pgs)  
RECORDED 11/13/2014 09:22:14  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

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**Office of the Code Enforcement Special Magistrate**

776 N.E. 125th Street, North Miami, FL 33161

Case #: **CEBRD-2014-00008**

**CITY OF NORTH MIAMI,**  
Plaintiff,

vs.

**KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY**

Defendant(s).

**Order Imposing Fine And Authorizing Lien**

Name of Violator: **KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR  
CURRENT PROPERTY OWNER(S)**

Violation Address: **1830 KEYSTONE BLVD**

Folio Number: **0622280070200**

Legal Description: **28-29 52 42KEYSTONE POINT SEC 1 PB 50-16LOT 3 BLK 4LOT  
SIZE 81.630 X 152OR 20964-2788 01 2003 1COC 25748-3318 06 2007 4**

**THIS MATTER** was heard by the Special Magistrate of the City of North Miami, Florida upon notification by the Code Enforcement Officer that a violation pursuant to Section 29-5-1601 of the Code of the City of North Miami, and Section 162.09, Florida Statutes, has occurred and the hereby orders as follows:

**1. KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY OWNER(S)** was found guilty of violating Section 29-5-1601 of the Code of Ordinances of the City of North Miami, **.BOARDING UP/COVERING BLDGS & WINDOWS**  
**2.** Pursuant to the power vested in the Special Magistrate by virtue of Section 162.09, F.S., and the Code of Ordinances of the City of North Miami, as amended, a fine of \$200.00 per day commencing 10/01/2014, is hereby assessed. There is also assessed interest and other costs, including costs incurred in the prosecuting of the case before the Special Magistrate as provided by law.

**3.** Said fine and cost are hereby declared to be a lien against the land on which the violation exists and upon any other real or personal property owned by the defendant(s), and shall continue to accrue for each day the violation continues. The City of North Miami shall be entitled to collect all costs incurred in recording and satisfying such lien, pursuant to Chapter 162, Florida Statutes.

**UPON COMPLIANCE, IT IS THE DEFENDANT(S) RESPONSIBILITY TO NOTIFY THE CODE ENFORCEMENT OFFICER OF THE CITY IN ORDER TO OBTAIN A COMPLIANCE INSPECTION TO STOP THE FINE FROM RUNNING.**

**4.** In determining the amount of the fine, the Code Enforcement Special Magistrate has considered the following factors:

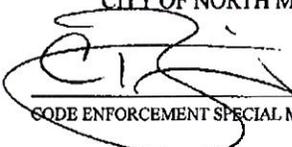
- (a) The gravity of the violation;
- (b) Any actions taken by the Defendants(s) to correct the violation; and
- (c) Any previous violations committed by the Defendant(s).

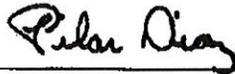
5. A certified copy of this Order shall be recorded in the public records and shall constitute a lien pursuant to Section 162.09, F.S., and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for enforcement purposes.

6. In the event further proceedings are initiated by the Code Enforcement Officer, the Code Enforcement Special Magistrate reserves the right to subpoena defendant(s) and to assess additional fines and take whatever steps are necessary to bring a violation into compliance.

**DONE AND ORDERED** at the Office of the Code Enforcement Special Magistrate, at the City of North Miami, Miami-Dade County, Florida, this 1 day of October, 2014.

DR BK 29387 PG 4124  
LAST PAGE

CITY OF NORTH MIAMI  
  
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:   
CLERK

**ACKNOWLEDGEMENT**

On this 1<sup>st</sup> day of OCTOBER, 2014, the Code Enforcement Special Magistrate, and the Clerk of the Code Enforcement Special Magistrate, personally appeared before me and acknowledged the execution of this Order. Both aforementioned persons are personally known to me.

  
Signature, Notary Public, State of Florida

NOTARY PUBLIC STATE OF FLORIDA  
Alan P. Graham  
Commission # EE082854  
Expires: APR. 14, 2015  
BONDED THRU ATLANTIC BONDING CO, INC.

**CERTIFICATION**

Space for Certification of Document by City Clerk:

I certify this to be a true and correct copy of the record in my office.  
WITNESSETH my hand and official seal of the City of NORTH MIAMI Florida, this 9<sup>th</sup> day of October 2014  
Stephanie Thomas for the City Clerk

Copies Furnished to: Defendant(s)  
Case File  
Lien Clerk, City of North Miami

# **EXHIBIT**

**“E”**

Return to:

Code Compliance Unit  
City of North Miami  
776 N.E. 125th Street  
North Miami, FL 33161



CFN 20140782709  
OR Bk 29387 Pgs 4125 - 41261 (2pgs)  
RECORDED 11/13/2014 09:22:14  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

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**Office of the Code Enforcement Special Magistrate**

776 N.E. 125th Street, North Miami, FL 33161

Case #: **CEEXP-2014-00117**

**CITY OF NORTH MIAMI,**  
Plaintiff,

vs.

**KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY (**

Defendant(s).

**Order Imposing Fine And Authorizing Lien**

Name of Violator: **KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY OWNER(S)**

Violation Address: **1830 KEYSTONE BLVD**

Folio Number: **0622280070200**

Legal Description: **28-29 52 42KEYSTONE POINT SEC 1 PB 50-16LOT 3 BLK 4LOT  
SIZE 81.630 X 152OR 20964-2788 01 2003 1COC 25748-3318 06 2007 4**

**THIS MATTER** was heard by the Special Magistrate of the City of North Miami, Florida upon notification by the Code Enforcement Officer that a violation pursuant to Section 5-46 of the Code of the City of North Miami, and Section 162.09, Florida Statutes, has occurred and the hereby orders as follows:

1. **KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY OWNER(S)** was found guilty of violating Section 5-46 of the Code of Ordinances of the City of North Miami, **EXTERIOR MAIN RESIDENCE**
2. Pursuant to the power vested in the Special Magistrate by virtue of Section 162.09, F.S., and the Code of Ordinances of the City of North Miami, as amended, a fine of \$250.00 per day commencing 10/01/2014, is hereby assessed. There is also assessed interest and other costs, including costs incurred in the prosecuting of the case before the Special Magistrate as provided by law.
3. Said fine and cost are hereby declared to be a lien against the land on which the violation exists and upon any other real or personal property owned by the defendant(s), and shall continue to accrue for each day the violation continues. The City of North Miami shall be entitled to collect all costs incurred in recording and satisfying such lien, pursuant to Chapter 162, Florida Statutes.

**UPON COMPLIANCE, IT IS THE DEFENDANT(S) RESPONSIBILITY TO NOTIFY THE CODE ENFORCEMENT OFFICER OF THE CITY IN ORDER TO OBTAIN A COMPLIANCE INSPECTION TO STOP THE FINE FROM RUNNING.**

4. In determining the amount of the fine, the Code Enforcement Special Magistrate has considered the following factors:
  - (a) The gravity of the violation;
  - (b) Any actions taken by the Defendants(s) to correct the violation; and
  - (c) Any previous violations committed by the Defendant(s).

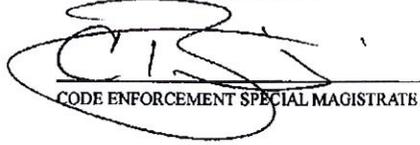
5. A certified copy of this Order shall be recorded in the public records and shall constitute a lien pursuant to Section 162.09, F.S., and may be enforced in the same manner as a court judgement by the sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgement except for enforcement purposes.

6. In the event further proceedings are initiated by the Code Enforcement Officer, the Code Enforcement Special Magistrate reserves the right to subpoena defendant(s) and to assess additional fines and take whatever steps are necessary to bring a violation into compliance.

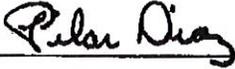
**DONE AND ORDERED** at the Office of the Code Enforcement Special Magistrate, at the City of North Miami, Miami-Dade County, Florida, this 1 day of October, 2014.

DR BK 29387 PG 4126  
LAST PAGE

CITY OF NORTH MIAMI

  
CODE ENFORCEMENT SPECIAL MAGISTRATE

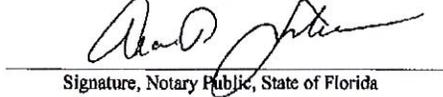
ATTEST:



CLERK

**ACKNOWLEDGEMENT**

On this 1<sup>st</sup> day of OCTOBER, 2014, the Code Enforcement Special Magistrate, and the Clerk of the Code Enforcement Special Magistrate, personally appeared before me and acknowledged the execution of this Order. Both aforementioned persons are personally known to me.

  
Signature, Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA  
Alan P. Graham  
Commission # EE082854  
Expires: APR. 14, 2015  
BONDED THROUGH ATLANTIC BONDING CO., INC.

Space for Certification of Document by City Clerk:

**CERTIFICATION**

I certify this to be a true and correct copy of the record in my office.  
WITNESSETH my hand and official seal of the City of NORTH MIAMI Florida, this 9<sup>th</sup> day of October, 2014.  
Stephanie Thomas for the City Clerk

Copies Furnished to: Defendant(s)  
Case File  
Lien Clerk, City of North Miami

# **EXHIBIT**

**“F”**

Return to:

Code Compliance Unit  
City of North Miami  
776 N.E. 125th Street  
North Miami, FL 33161



CFN 20140782710  
OR Bk 29387 Pgs 4127 - 4128 (2pgs)  
RECORDED 11/13/2014 09:22:14  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

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**Office of the Code Enforcement Special Magistrate**

776 N.E. 125th Street, North Miami, FL 33161

Case #: **CEEXP-2014-00118**

**CITY OF NORTH MIAMI,**  
Plaintiff,

vs.

**KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY**

Defendant(s).

**Order Imposing Fine And Authorizing Lien**

Name of Violator: **KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY OWNER(S)**

Violation Address: **1830 KEYSTONE BLVD**

Folio Number: **0622280070200**

Legal Description: **28-29 52 42KEYSTONE POINT SEC 1 PB 50-16LOT 3 BLK 4LOT  
SIZE 81.630 X 152OR 20964-2788 01 2003 1COC 25748-3318 06 2007 4**

**THIS MATTER** was heard by the Special Magistrate of the City of North Miami, Florida upon notification by the Code Enforcement Officer that a violation pursuant to Section 5-46 of the Code of the City of North Miami, and Section 162.09, Florida Statutes, has occurred and the hereby orders as follows:

1. **KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY OWNER(S)** was found guilty of violating Section 5-46 of the Code of Ordinances of the City of North Miami, **EXTERIOR MAIN RESIDENCE**

2. Pursuant to the power vested in the Special Magistrate by virtue of Section 162.09, F.S., and the Code of Ordinances of the City of North Miami, as amended, a fine of \$250.00 per day commencing 10/01/2014, is hereby assessed. There is also assessed interest and other costs, including costs incurred in the prosecuting of the case before the Special Magistrate as provided by law.

3. Said fine and cost are hereby declared to be a lien against the land on which the violation exists and upon any other real or personal property owned by the defendant(s), and shall continue to accrue for each day the violation continues. The City of North Miami shall be entitled to collect all costs incurred in recording and satisfying such lien, pursuant to Chapter 162, Florida Statutes.

UPON COMPLIANCE, IT IS THE DEFENDANT(S) RESPONSIBILITY TO NOTIFY THE CODE ENFORCEMENT OFFICER OF THE CITY IN ORDER TO OBTAIN A COMPLIANCE INSPECTION TO STOP THE FINE FROM RUNNING.

4. In determining the amount of the fine, the Code Enforcement Special Magistrate has considered the following factors:

- (a) The gravity of the violation;
- (b) Any actions taken by the Defendants(s) to correct the violation; and
- (c) Any previous violations committed by the Defendant(s).

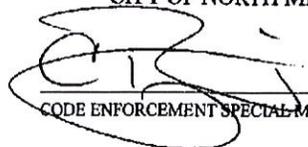
5. A certified copy of this Order shall be recorded in the public records and shall constitute a lien pursuant to Section 162.09, F.S., and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for enforcement purposes.

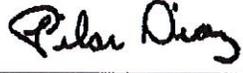
6. In the event further proceedings are initiated by the Code Enforcement Officer, the Code Enforcement Special Magistrate reserves the right to subpoena defendant(s) and to assess additional fines and take whatever steps are necessary to bring a violation into compliance.

**DONE AND ORDERED** at the Office of the Code Enforcement Special Magistrate, at the City of North Miami, Miami-Dade County, Florida, this 1 day of October, 20 14.

DR BK 29387 PG 4128  
LAST PAGE

CITY OF NORTH MIAMI

  
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:   
CLERK

**ACKNOWLEDGEMENT**

On this 1<sup>st</sup> day of OCTOBER, 20 14, the Code Enforcement Special Magistrate, and the Clerk of the Code Enforcement Special Magistrate, personally appeared before me and acknowledged the execution of this Order. Both aforementioned persons are personally known to me.

  
Signature, Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA  
Alan P. Graham  
Commission # EE082854  
Expires: APR 14, 2015  
BONDED THRU ATLANTIC BONDING CO, INC.

Space for Certification of Document by City Clerk:

**CERTIFICATION**  
I certify this to be a true and correct copy of the record in my office.  
WITNESSETH my hand and official seal of the City of NORTH MIAMI Florida, this 9<sup>th</sup> day of October, 20 14.  
Stephanie Thomas for the City Clerk

Copies Furnished to: Defendant(s)  
Case File  
Lien Clerk, City of North Miami

# **EXHIBIT**

**“G”**

Return to:

Code Compliance Unit  
City of North Miami  
776 N.E. 125th Street  
North Miami, FL 33161



CFN 2014R0782711  
OR Bk 29387 Pgs 4129 - 4130; (2pgs)  
RECORDED 11/13/2014 09:22:14  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

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**Office of the Code Enforcement Special Magistrate**

776 N.E. 125th Street, North Miami, FL 33161

Case #: CENUS-2014-00032

**CITY OF NORTH MIAMI,**  
Plaintiff,

vs.

**KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY O**

Defendant(s).

**Order Imposing Fine And Authorizing Lien**

Name of Violator: **KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR  
CURRENT PROPERTY OWNER(S)**

Violation Address: **1830 KEYSTONE BLVD**

Folio Number: **0622280070200**

Legal Description: **28-29 52 42KEYSTONE POINT SEC 1 PB 50-16LOT 3 BLK 4LOT  
SIZE 81.630 X 152OR 20964-2788 01 2003 1COC 25748-3318 06 2007 4**

**THIS MATTER** was heard by the Special Magistrate of the City of North Miami, Florida upon notification by the Code Enforcement Officer that a violation pursuant to Section 12-2 of the Code of the City of North Miami, and Section 162.09, Florida Statutes, has occurred and the hereby orders as follows:

1. **KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY OWNER(S)** was found guilty of violating Section 12-2 of the Code of Ordinances of the City of North Miami, **NUISANCE PROHIBITED**
2. Pursuant to the power vested in the Special Magistrate by virtue of Section 162.09, F.S., and the Code of Ordinances of the City of North Miami, as amended, a fine of \$250.00 per day commencing 10/01/2014, is hereby assessed. There is also assessed interest and other costs, including costs incurred in the prosecuting of the case before the Special Magistrate as provided by law.
3. Said fine and cost are hereby declared to be a lien against the land on which the violation exists and upon any other real or personal property owned by the defendant(s), and shall continue to accrue for each day the violation continues. The City of North Miami shall be entitled to collect all costs incurred in recording and satisfying such lien, pursuant to Chapter 162, Florida Statutes.

**UPON COMPLIANCE, IT IS THE DEFENDANT(S) RESPONSIBILITY TO NOTIFY THE CODE ENFORCEMENT OFFICER OF THE CITY IN ORDER TO OBTAIN A COMPLIANCE INSPECTION TO STOP THE FINE FROM RUNNING.**

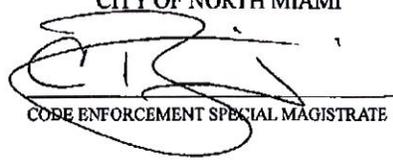
4. In determining the amount of the fine, the Code Enforcement Special Magistrate has considered the following factors:
  - (a) The gravity of the violation;
  - (b) Any actions taken by the Defendants(s) to correct the violation; and
  - (c) Any previous violations committed by the Defendant(s).

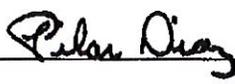
5. A certified copy of this Order shall be recorded in the public records and shall constitute a lien pursuant to Section 162.09, F.S., and may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgment except for enforcement purposes.

6. In the event further proceedings are initiated by the Code Enforcement Officer, the Code Enforcement Special Magistrate reserves the right to subpoena defendant(s) and to assess additional fines and take whatever steps are necessary to bring a violation into compliance.

**DONE AND ORDERED** at the Office of the Code Enforcement Special Magistrate, at the City of North Miami, Miami-Dade County, Florida, this 1 day of October, 2014.

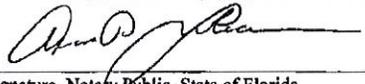
DR BK 29387 PG 4130  
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CITY OF NORTH MIAMI  
  
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:  
  
CLERK

**ACKNOWLEDGEMENT**

On this 1<sup>st</sup> day of OCTOBER, 2014, the Code Enforcement Special Magistrate, and the Clerk of the Code Enforcement Special Magistrate, personally appeared before me and acknowledged the execution of this Order. Both aforementioned persons are personally known to me.

  
Signature, Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA  
Alan P. Graham  
Commission # EE082854  
Expires: APR 14, 2015  
BONDED THROUGH ATLANTIC BONDING CO., INC.

**CERTIFICATION**

Space for Certification of Document by City Clerk:

I certify this to be a true and correct copy of the record in my office.  
WITNESSETH my hand and official seal of the City of NORTH MIAMI, Florida, this 9<sup>th</sup> day of October, 2014.  
Stephanie Thomas for the City Clerk

Copies Furnished to: Defendant(s)  
Case File  
Lien Clerk, City of North Miami

# **EXHIBIT**

**“H”**

Return to:

Code Compliance Unit  
City of North Miami  
776 N.E. 125th Street  
North Miami, FL 33161



CFN 2014R0782712  
OR Bk 29387 Pgs 4131 - 4132 (2pgs)  
RECORDED 11/13/2014 09:22:14  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

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**Office of the Code Enforcement Special Magistrate**

776 N.E. 125th Street, North Miami, FL 33161

Case #: **GESOD-2014-00010**

**CITY OF NORTH MIAMI,**  
Plaintiff,

vs.

**KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY (**

Defendant(s).  
\_\_\_\_\_ /

**Order Imposing Fine And Authorizing Lien**

Name of Violator: **KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY OWNER(S)**

Violation Address: **1830 KEYSTONE BLVD**

Folio Number: **0622280070200**

Legal Description: **28-29 52 42KEYSTONE POINT SEC 1 PB 50-16LOT 3 BLK 4LOT SIZE 81.630 X 152OR 20964-2788 01 2003 1COC 25748-3318 06 2007 4**

**THIS MATTER** was heard by the Special Magistrate of the City of North Miami, Florida upon notification by the Code Enforcement Officer that a violation pursuant to Section 29-5-1203 (B) of the Code of the City of North Miami, and Section 162.09, Florida Statutes, has occurred and the hereby orders as follows:

1. **KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY OWNER(S)** was found guilty of violating Section 29-5-1203 (B) of the Code of Ordinances of the City of North Miami, **SODDING/LANDSCAPING**
  2. Pursuant to the power vested in the Special Magistrate by virtue of Section 162.09, F.S., and the Code of Ordinances of the City of North Miami, as amended, a fine of \$250.00 per day commencing 10/01/2014, is hereby assessed. There is also assessed interest and other costs, including costs incurred in the prosecuting of the case before the Special Magistrate as provided by law.
  3. Said fine and cost are hereby declared to be a lien against the land on which the violation exists and upon any other real or personal property owned by the defendant(s), and shall continue to accrue for each day the violation continues. The City of North Miami shall be entitled to collect all costs incurred in recording and satisfying such lien, pursuant to Chapter 162, Florida Statutes.
- UPON COMPLIANCE, IT IS THE DEFENDANT(S) RESPONSIBILITY TO NOTIFY THE CODE ENFORCEMENT OFFICER OF THE CITY IN ORDER TO OBTAIN A COMPLIANCE INSPECTION TO STOP THE FINE FROM RUNNING.
4. In determining the amount of the fine, the Code Enforcement Special Magistrate has considered the following factors:
    - (a) The gravity of the violation;
    - (b) Any actions taken by the Defendants(s) to correct the violation; and
    - (c) Any previous violations committed by the Defendant(s).

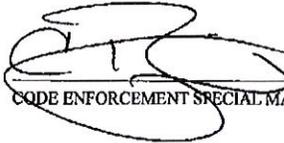
5. A certified copy of this Order shall be recorded in the public records and shall constitute a lien pursuant to Section 162.09, F.S., and may be enforced in the same manner as a court judgement by the sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgement except for enforcement purposes.

6. In the event further proceedings are initiated by the Code Enforcement Officer, the Code Enforcement Special Magistrate reserves the right to subpoena defendant(s) and to assess additional fines and take whatever steps are necessary to bring a violation into compliance.

**DONE AND ORDERED** at the Office of the Code Enforcement Special Magistrate, at the City of North Miami, Miami-Dade County, Florida, this 1 day of October, 2014.

DR BK 29387 PG 4132  
LAST PAGE

CITY OF NORTH MIAMI

  
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST: Pilar Diaz  
CLERK

**ACKNOWLEDGEMENT**

On this 1<sup>st</sup> day of OCTOBER, 2014, the Code Enforcement Special Magistrate, and the Clerk of the Code Enforcement Special Magistrate, personally appeared before me and acknowledged the execution of this Order. Both aforementioned persons are personally known to me.

Alan P. Graham  
Signature, Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA  
Alan P. Graham  
Commission # EEO82854  
Expires: APR. 14, 2015  
BONDED THROUGH THE BONDING CO., INC.

**CERTIFICATION**

Space for Certification of Document by City Clerk:

I certify this to be a true and correct copy of the record in my office.  
WITNESSETH my hand and official seal of the City of NORTH MIAMI Florida, this 9<sup>th</sup> day of October 2014.  
Stephanie Thomas for the City Clerk

Copies Furnished to: Defendant(s)  
Case File  
Lien Clerk, City of North Miami

# **EXHIBIT**

**“1”**

Return to:

Code Compliance Unit  
City of North Miami  
776 N.E. 125th Street  
North Miami, FL 33161



CFN 2014R0798081  
OR Bk 29396 Pgs 1969 - 1970f (2pgs)  
RECORDED 11/19/2014 10:40:00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

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**Office of the Code Enforcement Special Magistrate**

776 N.E. 125th Street, North Miami, FL 33161

Case #: **RCCOR-2014-00002**

**CITY OF NORTH MIAMI,**  
Plaintiff,

vs.

**KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY**

Defendant(s).

**Order Imposing Fine And Authorizing Lien**

Name of Violator: **KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY OWNER(S)**

Violation Address: **1830 KEYSTONE BLVD**

Folio Number: **0622280070200**

Legal Description: **28-29 52 42KEYSTONE POINT SEC 1 PB 50-16LOT 3 BLK 4LOT  
SIZE 81.630 X 152OR 20964-2788 01 2003 1COC 25748-3318 06 2007 4**

**THIS MATTER** was heard by the Special Magistrate of the City of North Miami, Florida upon notification by the Code Enforcement Officer that a violation pursuant to Section 3-210 of the Code of the City of North Miami, and Section 162.09, Florida Statutes, has occurred and the hereby orders as follows:

**1. KEYSTONE POINT VENTURES LLC, OR CURRENT OWNER OR CURRENT PROPERTY OWNER(S)** was found guilty of violating Section 3-210 of the Code of Ordinances of the City of North Miami, .VIOLATION FOR CERTIFICATE OF REOCCUPANCY

**2.** Pursuant to the power vested in the Special Magistrate by virtue of Section 162.09, F.S., and the Code of Ordinances of the City of North Miami, as amended, a fine of \$250.00 per day commencing 11/05/2014, is hereby assessed. There is also assessed interest and other costs, including costs incurred in the prosecuting of the case before the Special Magistrate as provided by law.

**3.** Said fine and cost are hereby declared to be a lien against the land on which the violation exists and upon any other real or personal property owned by the defendant(s), and shall continue to accrue for each day the violation continues. The City of North Miami shall be entitled to collect all costs incurred in recording and satisfying such lien, pursuant to Chapter 162, Florida Statutes.

**UPON COMPLIANCE, IT IS THE DEFENDANT(S) RESPONSIBILITY TO NOTIFY THE CODE ENFORCEMENT OFFICER OF THE CITY IN ORDER TO OBTAIN A COMPLIANCE INSPECTION TO STOP THE FINE FROM RUNNING.**

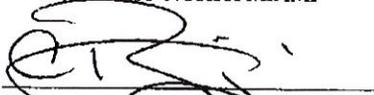
**4.** In determining the amount of the fine, the Code Enforcement Special Magistrate has considered the following factors:

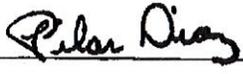
- (a) The gravity of the violation;
- (b) Any actions taken by the Defendants(s) to correct the violation; and
- (c) Any previous violations committed by the Defendant(s).

5. A certified copy of this Order shall be recorded in the public records and shall constitute a lien pursuant to Section 162.09, F.S., and may be enforced in the same manner as a court judgement by the sheriffs of this state, including levy against the personal property, but shall not be deemed to be a court judgement except for enforcement purposes.

6. In the event further proceedings are initiated by the Code Enforcement Officer, the Code Enforcement Special Magistrate reserves the right to subpoena defendant(s) and to assess additional fines and take whatever steps are necessary to bring a violation into compliance.

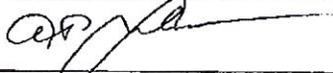
**DONE AND ORDERED** at the Office of the Code Enforcement Special Magistrate, at the City of North Miami, Miami-Dade County, Florida, this 5 day of November, 2014.

CITY OF NORTH MIAMI  
  
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:  
  
CLERK

**ACKNOWLEDGEMENT**

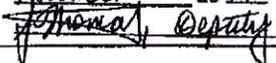
On this 5 day of November, 2014, the Code Enforcement Special Magistrate, and the Clerk of the Code Enforcement Special Magistrate, personally appeared before me and acknowledged the execution of this Order. Both aforementioned persons are personally known to me.

  
Signature, Notary Public, State of Florida

NOTARY PUBLIC-STATE OF FLORIDA  
Alan P. Graham  
Commission # EE082854  
Expires: APR. 14, 2015  
BONDED THRU ATLANTIC BONDING CO., INC.

Space for Certification of Document by City Clerk:

**CERTIFICATION**

I certify this to be a true and correct copy of the record in my office.  
WITNESS my hand and official seal of the City of NORTH MIAMI Florida, this 12<sup>th</sup> day of November, 2014  
 Deputy City Clerk

Copies Furnished to: Defendant(s)  
Case File  
Lien Clerk, City of North Miami

# **EXHIBIT**

**“J”**



CFN 2014R0685080  
OR Bk 29333 Pgs 2160 - 2161; (2pgs)  
RECORDED 10/02/2014 09:12:25  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Prepared by and Return to:

Code Compliance Unit  
City of North Miami  
776 N.E. 125 Street  
North Miami, FL 33161

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**Code Enforcement Special Magistrate**

776 Northeast 125<sup>th</sup> Street, North Miami, FL 33161-5654

Civil Ticket Number: 7328  
Case Number: CTMIS-2014-00010

**CITY OF NORTH MIAMI,**

Plaintiff,

v.

**ORDER IMPOSING LIEN**

**KEYSTONE POINT VENTURES LLC, AND/OR CURRENT PROPERTY OWNER(S).**

Defendant(s).

Violation of City Code of Ordinances: Section 9-16 (A), Sanitation Code Violation

Folio Number: 06-2228-007-0200  
Property Address: 1830 Keystone Blvd., North Miami, Miami-Dade County, FL  
Legal Description: Keystone Point Sec 1, PB 50-16, Lot 3 Blk 4, OR 20964-2788

This matter was heard by the Code Enforcement Special Magistrate ("Special Magistrate") of the City of North Miami, Florida ("City"), upon notification that a violation, pursuant to Section 2-111, City Code and Section 162.09, Florida Statutes, has occurred and thereby, **Orders as Follows:**

1. Defendant(s) is (are) hereby found guilty of violating Section 9-16 (A), City Code.
2. Pursuant to the power vested in the Special Magistrate by virtue of Chapter 162, Florida Statutes, as amended from time to time, the aforementioned Civil Violation Ticket fine in the amount of \$250.00 with interest thereon and other costs as provided by law is due and payable to the City. Pursuant to Chapter 2-112, Code of Ordinances of the City of North Miami, the City is entitled to recover costs incurred prosecuting the case before the Special Magistrate.
3. Said fine and costs are hereby declared to be a lien against the land on which the Civil Violation Ticket was written upon, and upon any other real or personal property owned by Defendant(s). The City shall be entitled to collect all costs incurred in recording and satisfying such lien, pursuant to Chapter 162, Florida Statutes.
4. A certified copy of this Order shall be recorded in the public records of Miami-Dade County and shall constitute a lien pursuant to Section 2-111, City Code and Section 162.09, Florida Statutes. Pursuant to Chapter 2-269, Code of Ordinances of the City of North Miami, all liens levied against property by the city shall become a lien to the same extent and character as a lien for special improvements, and with the same priorities, penalties, rights of collection, foreclosure, sale and forfeiture as obtained for special assessment liens.

**DONE AND ORDERED** at the Chambers of the Code Enforcement Special Magistrate, City of North Miami, Miami-Dade County, Florida, this 3rd day of September, 2014.

CITY OF NORTH MIAMI, FLORIDA,

*[Signature]*  
By: \_\_\_\_\_  
CODE ENFORCEMENT SPECIAL MAGISTRATE

ATTEST:

*[Signature: Pilar Diaz]*  
\_\_\_\_\_  
Pilar Diaz, Clerk to the Special Magistrate

STATE OF FLORIDA            )  
  ) §§  
COUNTY OF MIAMI-DADE    )

I hereby certify that on this day, before me, appeared Pilar Diaz, to me personally known, who acknowledged that she is the Clerk to the Special Magistrate of the City of North Miami ("City"), a Florida municipal corporation, and that this instrument was signed for the purposes contained on behalf of the City and by the authority of the City.

Sworn to and subscribed before me this 3 day of September, 2014.

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA  
Alan P. Graham  
Commission # EE082854  
Expires: APR. 14, 2015  
BONDED THRU ATLANTIC BONDING CO., INC.

*[Signature: Alan P. Graham]*  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

Space for Certification by City Clerk, City of North Miami:

**CERTIFICATION**  
I certify this to be a true and correct copy of the record in my office.  
WITNESSETH my hand and official seal of the City of North Miami, Florida, this 3rd day of September, 2014.  
*[Signature: Rafael Pedron]*  
\_\_\_\_\_  
Rafael Pedron, City Clerk

Copies Furnished To: Case File  
Defendant(s)