

This Instrument Prepared by
and After Recording Return to:

Steven W. Zelkowitz, Esq.
Taylor Duma LLP
2 S. Biscayne Boulevard, Suite 2500
Miami, FL 33131

Parcel Identification Number(s):

See Exhibit "A"

MEMORANDUM OF TAX INCREMENT RECAPTURE INCENTIVE AND MULTI-FAMILY IMPROVEMENT GRANT AGREEMENT

**THIS MEMORANDUM OF TAX INCREMENT RECAPTURE INCENTIVE AND
MULTI-FAMILY IMPROVEMENT GRANT AGREEMENT** (the "Memorandum") is made
and entered into as of December 22, 2025, by and between the **NORTH MIAMI COMMUNITY
REDEVELOPMENT AGENCY**, a public body corporate and politic (the "NMCRA") having an
address at 735 N.E. 125 Street, Suite 100, North Miami, Florida 33161, and **PRESTIGE
DISTRICT LLC**, a Florida limited liability company, and **PRESTIGE NORTH LLC**, a Florida
limited liability company (collectively, the "Developer") having an address at 14050 N.E. 6th
Avenue, Suite 100, North Miami, Florida 33161.

R E C I T A L S

1. NMCRA and Developer have entered into that certain Tax Increment Recapture
Incentive and Multi-Family Improvement Grant Agreement of even date herewith (the
"Agreement") pursuant to which the NMCRA is providing a Tax Increment Recapture Incentive
and Multi-Family Improvement Grant to the Developer for the purpose of, among other things,
providing financial assistance for renovating certain improvements while also reducing the incidence
of slum and/or blighted conditions in the NMCRA Redevelopment Area at the real property as more
particularly described on Exhibit "A" attached hereto.

2. NMCRA and Developer desire to place all persons upon notice of existence of the
Grant Agreement.

NOW, THEREFORE, for in consideration of the sum of Ten and No/Dollars (\$10.00)
and other good and valuable consideration, the receipt and sufficiency of which are hereby
acknowledged by NMCRA and Developer, the parties agree as follows:

1. Recitals. The above stated recitals are true and correct and are incorporated herein by
reference. All capitalized terms not otherwise defined herein shall have the meanings ascribed to such
terms in the Agreement.

2. Purpose. This Memorandum is filed of record in Official Records of Miami-Dade County, Florida to give constructive notice to all parties of the existence of the Agreement which Agreement contains certain reimbursement and repayment obligations of the Developer in certain circumstances, as more particularly set forth therein.

3. Termination. This Memorandum shall remain in effect until the recording of a written instrument terminating or releasing this Memorandum executed by the NMCRA, at such times and under such circumstances as set forth in the Agreement.

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GRANTEE:

PRESTIGE DISTRICT LLC, a Florida limited liability company

By: GP 19 Management LLC
Its Manager

By: 
Elvis Dumervil
Manager

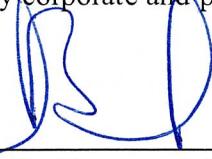
PRESTIGE NORTH LLC, a Florida limited liability company

By: GP 19 Management LLC
Its Manager

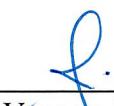
By: 
Elvis Dumervil
Manager

NMCRA:

NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY,
a public body corporate and politic

By: 
Anna-Bo Emmanuel, Esq.
Executive Director

Attest:

By: 
Vanessa Joseph, Esq.
NMCRA Secretary

Approved as to form and legal sufficiency:

By: 
Taylor English Duma LLP
NMCRA Attorney

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)
SS:
)

The foregoing was acknowledged before me by means of (check one) physical presence or [] online notarization this 22nd day of December, 2025, by Elvis Dumervil, as Manager of GP 19 Management LLC, a Florida limited liability company, as Manager of both PRESITGE DISTRICT LLC, a Florida limited liability company, and PRESITGE NORTH LLC, a Florida limited liability company, on behalf of both companies, who (check one) [] is personally known to me or has produced a Florida driver's license as identification.



Notary Public
Print Name: VIRGELINE S. ROLAND

My Commission Expires:



STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)
SS:
)

The foregoing was acknowledged before me by means of (check one) physical presence or [] online notarization this 22nd day of December, 2025, by Anna-Bo Emmanuel, as Executive Director of the North Miami Community Redevelopment Agency, a public body corporate and politic, on behalf of the Agency, who (check one) [] is personally known to me or has produced a Florida driver's license as identification.



Notary Public
Print Name: VIRGELINE S. ROLAND

My Commission Expires:

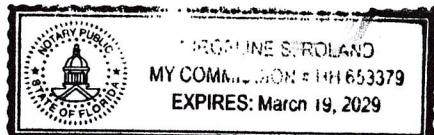


EXHIBIT "A"

Legal Description

Legal Description of Property

Prestige District Property

That certain unnumbered tract North of Northeast 130th Street, less the East 151.37 feet of the North 137.50 feet, AMENDED PLAT OF LEXINGTON PARK, according to the Plat thereof, as recorded in Plat Book 30, at Page 68, of the Public Records of Miami-Dade County, Florida, formerly known as Lots 4 through 12, in Block 1, of LEXINGTON PARK, according to the Plat thereof, as recorded in Plat Book 24, at Page 66, of the Public Records of Miami-Dade County, Florida; ALSO KNOWN as Tract 1, less the East 151.37 feet of the North 137.50 feet, AMENDED PLAT OF LEXINGTON PARK, according to the Plat thereof, as recorded in Plat Book 30, at Page 68, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 06-2230-014-0010

Property Address: 13200 NE 7th Avenue, North Miami, Florida 33161

Prestige North Property

Units No. 101, 102, 103, 105, 106, 107, 109, 111, 112, 113, 114, 115, 116, 201, 202, 203, 204, 205, 206, 208, 209, 210, 211, 213, 214, 215, 216, 301, 302, 303, 304, 305, 306, 308, 309, 310, 311, 312, 313, 314 and 316, of Zurich Condominium, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 8813, page 411, and all exhibits and amendments thereof, Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 06-2230-067-0010, 06-2230-067-0020, 06-2230-067-0030, 06-2230-067-0050, 06-2230-067-0060, 06-2230-067-0070, 06-2230-067-0080, 06-2230-067-0090, 06-2230-067-0110, 06-2230-067-0120, 06-2230-067-0130, 06-2230-067-0140, 06-2230-067-0150, 06-2230-067-0160, 06-2230-067-0170, 06-2230-067-0180, 06-2230-067-0190, 06-2230-067-0200, 06-2230-067-0210, 06-2230-067-0220, 06-2230-067-0240, 06-2230-067-0250, 06-2230-067-0260, 06-2230-067-0270, 06-2230-067-0290, 06-2230-067-00300, 06-2230-067-0310, 06-2230-067-0320, 06-2230-067-0330, 06-2230-067-0340, 06-2230-067-0350, 06-2230-067-0360, 06-2230-067-0370, 06-2230-067-0380, 06-2230-067-0400, 06-2230-067-0410, 06-2230-067-0420, 06-2230-067-0430, 06-2230-067-0440, 06-2230-067-0450, 06-2230-067-0460, 06-2230-067-0480

Property Address: 13480 N.E. 6th Avenue, North Miami, Florida 33161