

This instrument was prepared by
and after recording return to:

Steven W. Zelkowitz, Esq.
Fox Rothschild, LLP
One Biscayne Tower
2 S. Biscayne Boulevard
Miami, FL 33131

Parcel Identification Number:
06-2126-003-0190

MEMORANDUM OF GRANT AGREEMENT

THIS MEMORANDUM OF GRANT AGREEMENT (the “Memorandum”) is made and entered into as of November ^{December} 20, 2019, by and between the **NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic (the “CRA”) having an address at 12330 N.E. 8th Street, North Miami, Florida 33161 and **17th AVENUE CENTER, LLC**, a Florida limited liability company (the “Grantee”) having an address at P.O. Box 402188, Miami Beach, Florida 33140.

RECITALS

1. CRA and Grantee have entered into that certain Grant Agreement of even date herewith (the “Grant Agreement”) pursuant to which the CRA provided a Rehabilitation Grant to the Grantee for the purpose of, among other things, rehabilitating the Property (as defined below), for the purpose of rehabilitating the Property including, but not limited to, new impact windows and doors, awnings, security installation, paint, light fixtures and landscaping at the real property as more particularly described on Exhibit “A” attached hereto with an address of 12603 N.W. 17th Avenue, North Miami, Florida 33167.

2. CRA and Grantee 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 CRA and Grantee, 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 Grant 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 Grant Agreement which Grant Agreement contains certain reimbursement and repayment obligations of the Grantee in certain circumstances including, but not limited to, the repayment of the Grant in full



to the CRA if the Grantee, sells, transfers, conveys, or otherwise alienates the Property, in whole or in part, during the term of the Grant Agreement or during the five (5) year period following completion of the Project.

3. Termination. This Memorandum shall remain in effect until the recording of a written instrument terminating or releasing this Memorandum executed by the CRA. Provided that the Grantee has not breached and failed to cure such breach, is currently in breach or there are circumstances then existing that with the giving of notice and passage of time would constitute a breach of the Grant Agreement as set forth therein, the CRA shall execute and record a written instrument terminating and releasing this Memorandum on the date that is five (5) years following completion of the Project. Upon any termination of this Memorandum, no person shall be charged with any notice of the provisions hereof.

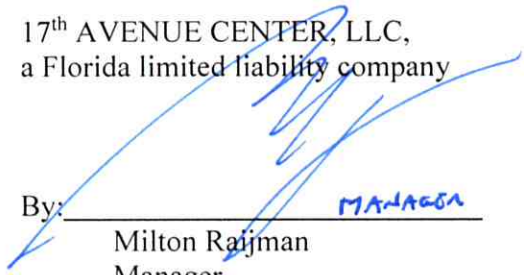
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IN WITNESS WHEREOF, the parties have caused this Memorandum to be duly executed as of the date and year first above written.

GRANTEE:


17th AVENUE CENTER, LLC,
a Florida limited liability company

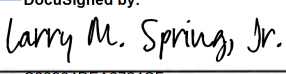
By:  MANAGER
Milton Raijman
Manager

By:  MGR
Isaac Raijman
Manager


CRA:

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

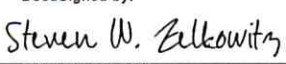
DocuSigned by:
By: 
Philippe Bien-Aime
Chairman

DocuSigned by:
By: 
Larry M. Spring, Jr.
Executive Director

Attest:

DocuSigned by:
By: 
Vanessa Joseph, Esq.
City Clerk

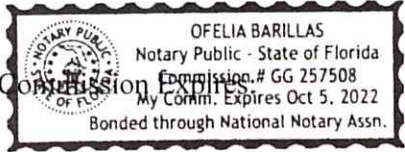
Approved as to form and legal sufficiency:

DocuSigned by:
By: 
Fox Rothschild LLP
CRA Attorney



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

The foregoing was acknowledged before me this 20 day of ~~November~~ ^{December}, 2019, by Milton Raijman, as Manager of 17th Avenue Center, LLC, a Florida limited liability company, on behalf of the company, who (check one) is personally known to me or [] has produced a _____ as identification.

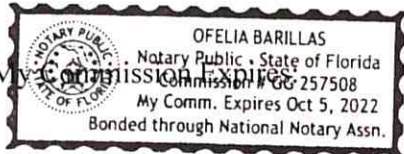


My Commission Expires:

Ofelia Barillas
Notary Public
Print Name: Ofelia Barillas

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

The foregoing was acknowledged before me this 20 day of ~~November~~ ^{December}, 2019, by Isaac Raijman, as Manager of 17th Avenue Center, LLC, a Florida limited liability company, on behalf of the company, who (check one) is personally known to me or [] has produced a _____ as identification.



My Commission Expires:

Ofelia Barillas
Notary Public
Print Name: Ofelia Barillas

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

The foregoing was acknowledged before me this ___ day of November 2019, by Philippe Bien-Aime, as Chairman of the North Miami Community Redevelopment Agency, who (check one) [] is personally known to me or [] has produced a Florida driver's license as identification.

My Commission Expires:

Notary Public
Print Name: _____

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

The foregoing was acknowledged before me this ____ day of November 2019, by Larry M. Spring, Jr., as Executive Director of the North Miami Community Redevelopment Agency, who (check one) is personally known to me or has produced a Florida driver's license as identification.

My Commission Expires:

Notary Public
Print Name:_____



EXHIBIT "A"

Legal Description of the Property

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 2, SHEPARTD HEIGHTS, according to the Plat thereof, as recorded in Plat Book 51, Page 39, of the Public Records of Miami-Dade County, Florida.

