

This instrument was prepared by  
and after recording return to:

Steven W. Zelkowitz, Esq.  
Gray Robinson, P.A.  
333 S.E. 2nd Avenue, Suite 3200  
Miami, FL 33131

Parcel Identification Number:  
06-2229-042-0250

### MEMORANDUM OF GRANT AGREEMENT

**THIS MEMORANDUM OF GRANT AGREEMENT** (the "Memorandum") is made and entered into as of June 12, 2018, by and between the **NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic (the "CRA") having an address at 776 N.E. 125<sup>th</sup> Street, North Miami, Florida 33161 and **RIBEIRO INTERNATIONAL INVESTMENTS II L.L.C.**, a Florida limited liability company (the "Grantee"), having an address at 493 Castle Drive, Naples, Florida 34119.

### 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, exterior and interior painting, electrical upgrades, parking lot re-pavement and bathroom renovations for ADA accessibility compliance at the real property as more particularly described on Exhibit "A" attached hereto with an address of 12355 N.E. 13<sup>th</sup> Avenue, North Miami, Florida 33161.

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.

3. Termination. This Memorandum shall remain in effect until the recording of a written instrument terminating or releasing this Memorandum executed by the CRA. Upon any termination of this Memorandum, no person shall be charged with any notice of the provisions hereof.

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

**GRANTEE:**

RIBEIRO INTERNATIONAL INVESTMENTS II L.L.C., a Florida limited liability company

By: Karina Porsandeh  
Name: KARINA PORSANDEH  
Title: OWNER

*Nancy Goldring*

NOTARY PUBLIC  
STATE OF FLORIDA  
NANCY GOLDRING  
MY COMMISSION # GG 059069  
EXPIRES: February 15, 2021  
Bonded Thru Budget Notary Services

**CRA:**

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

By: [Signature]  
Dr. Smith Joseph  
Chairman

By: [Signature]  
Larry M. Spring, Jr.  
Executive Director

Attest:  
By: [Signature]  
Michael A. Etienne, Esq.  
City Clerk

Approved as to form and legal sufficiency:

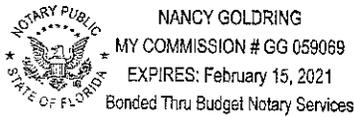
By: [Signature]  
GrayRobinson, P.A.  
CRA Attorney

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

The foregoing was acknowledged before me this 20 day of July 2018, by Rarina Porsandeh, as owner of Ribeiro International Investments II L.L.C., a Florida limited liability company, on behalf of the company, who (check one) [ ] is personally known to me or [ ] has produced a FL Drivers License as identification.

Nancy Goldring  
Notary Public  
Print Name: Nancy Goldring

My Commission Expires:



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

The foregoing was acknowledged before me this 7th day of August 2018, by Dr. Smith Joseph, 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.

Andrea A. McDonald  
Notary Public  
Print Name: Andrea A. McDonald

My Commission Expires:



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

The foregoing was acknowledged before me this 14th day of August 2018, 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.

Andrea A. McDonald  
Notary Public  
Print Name: Andrea A. McDonald

My Commission Expires:



**EXHIBIT "A"**

**Legal Description of Property**

Lots 18 and 19 of ARCH CREEK, a Subdivision of the East  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 29, Township 52 South, Range 42 East, according to the Plat thereof as recorded in Plat Book B, Page 121, of the Public Records of Miami-Dade County, Florida; less the West 25 feet of Lots 18 and 19 and that portion of said Lot 19 lying external to a 25.00 Foot radius arc concave to the Northeast, tangent to a Line 25.00 Feet East of and Parallel to the West Line of said Lot 19 and tangent to the South Line of Said Lot 19.

Also known as: 12355 NE 13<sup>th</sup> Avenue, Miami, FL 33161