

EXHIBIT “B”

KNOW ALL MEN BY THESE PRESENTS:

undersigned FRANZ SCHMID EVGENIO SCHMID is/are the fee simple owner(s) of the following described property situated and being in the City of Coral Gables, Florida:

Lot(s) 18 & 19 Block 12 of COAL FIELDS SECTION-A Subdivision,
according to the plat thereof, as recorded in Plat Book 5 Page 192 of the Public Records of Dade
County, Florida, and

WHEREAS, the undersigned owner(s) of a single family residence at 1029 Valencia Avenue desire to utilize said Lot(s) as a single building site, and the undersigned owner(s) do(es) hereby declare and agree as follows:

1. That the single family residence will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.
2. That the said Lot(s) above described upon which the single family residence is situated shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

NOW, THEREFORE, for good and valuable consideration, the undersigned do(es) hereby declare that he/she will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declare(s) that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, his/her successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinance of said City then in effect.

IN WITNESS WHEREOF, the undersigned has/have caused their hand(s) and seal(s) to be affixed hereto on this 8 day of July 2023.

WITNESS (ES)

OWNER(S)

Witness (1/5)
 Sign above and print name here: Armando Sordino
 Sign above and print name here: Carlos A. Delgado

OWNER(S)
frank schmid
Sign above and print name here FRANK A. SCHMID
E. Lucioni de Schmid
Sign above and print name here E. LUCIONI DE SCHMID


STATE OF FLORIDA);
COUNTY OF DADE);

I HEREBY CERTIFY that on this day personally appeared before me MR. & MRS. FRANK SCHMID
who is personally known to me or has produced _____ (type of identification)
as identification and he/she acknowledge that he/she executed the foregoing, freely and voluntarily, for purposes
therein expressed.

SWORN TO AND SUBSCRIBED

My commission expires:

PREPARED BY:


ADA PACHECO
INTECOMMISSION # 100 101 101 101
EXPIRES: June 16, 2008
 Granted This History Public University

July, 20 03

NOTARY PUBLIC STATE OF FLORIDA
AIDA PARRERA

APPROVED AS TO FORM

~~Eliz~~ M. Hernandez, City Attorney

PREPARED BY: AIDA PACHECO
 Feb 2011, Labels - 2373
 4950 SW 72 Ave #10,
 Miami, FL 33155
 UNIVERSITY OF TITLE

5476 (UT)



CFN 2006R0775501
OR Bk 24733 Pgs 3133 - 3134; (2pgs)
RECORDED 07/19/2006 08:59:34
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

DOCUMENT COVER PAGE

DOCUMENT

TITLE: Declaration of Restrictive Covenant

EXECUTED BY:

TO:

Brief Legal

Description:

(if applicable)

PREPARED BY:

Enrique Ferrer, Esq.
10631 North Kendall Drive
Second Floor
Miami, Florida 33176

DECLARATION OF RESTRICTIVE COVENANT

KNOWN ALL MEN BY THESE PRESENTS:

WHEREAS, 1037 Valencia, LLC, a Florida Limited Liability Company, is the fee simple owner of the following described Real Property situated and being in the City of Coral Gables, Florida:

Lots 20, 21, 22, and 23, in Block 12, of CORAL GABLES SECTION A, according to the Plat thereof, as Recorded in Plat Book 5, at Page 102, of the Public Records of MIAMI-DADE County Florida.

WHEREAS, 1037 Valencia, LLC, a Florida Limited Liability Company, owner the above described Real Property having a street address of 1037 Valencia Avenue, Coral Gables, Florida 33134 desire to utilize said Real Property as a single building site, and the undersigned owners does hereby declare and agree as follows:

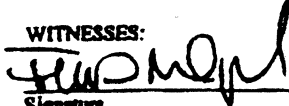
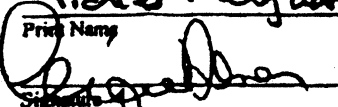
1. That the above described Real Property will not be used in violation of any ordinances of the City of Coral Gables now in effect or hereinafter enacted.
2. That the above described Real Property shall not be conveyed, mortgaged, or leased separate or apart from each other and that they will be held together as one tract.

NOW, THEREFORE, for good and valuable consideration, the undersigned do hereby declare that they will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

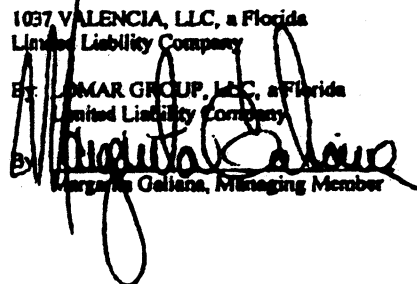
FURTHER, the undersigned declare that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment, and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, their successors and assigns and may only be released by the City of Coral Gables, or its successor, in accordance with the ordinance of said City then in effect.

IN WITNESS WHEREOF, the undersigned have caused their hands and seals to be affixed hereto on this 5th day of May, 2006.

WITNESSES:


Signature
Frances Melgaard
Print Name

Signature
Enrique Ferrer
Print Name

OWNER:

1037 VALENCIA, LLC, a Florida
Limited Liability Company
By: 
Margarita Galiana, Managing Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day personally appeared before me Margarita Galiana, managing member of Lomar Group, LLC, managing member of American Prime, LLC, who is personally known to me or has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me on this 5th day of May, 2006.


My commission expires:



Enrique Ferrer
Commission #DD266583
Expires: Nov 12, 2007
Bonded Through
Atlantic Bonding Co., Inc.


NOTARY PUBLIC, STATE OF FLORIDA

APPROVED AS TO FORM


8240 SW 35TH TERRACE
MIA - FL 33155

APPROVED AS TO FORM


CITY ATTORNEY

6450

PREPARED BY:

Enrique Ferrer, Esq.
10631 North Kendall Drive
Second Floor
Miami, Florida 33176

CFN 2006R1337080
OR Bk 25197 Pg 0939; (1pg)
RECORDED 12/16/2006 07:08:42
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

DECLARATION OF RESTRICTIVE COVENANT

KNOWN ALL MEN BY THESE PRESENTS:

WHEREAS, 1037 Valencia, LLC, a Florida Limited Liability Company, is the fee simple owner of the following described Real Property situated and being in the City of Coral Gables, Florida:

Lots 20, 21, 22, and 23, in Block 12, of CORAL GABLES SECTION A, according to the Plat thereof, as Recorded in Plat Book 5, at Page 102, of the Public Records of MIAMI-DADE County, Florida.

WHEREAS, 1037 Valencia, LLC, a Florida Limited Liability Company, owner of the above described Real Property having a street address of 1037 Valencia Avenue, Coral Gables, Florida 33134 has applied to the Public Works Department of the City of Coral Gables for permission to encroach over the right of way with stone pavers in lieu of 1" asphaltic concrete approaches normally required and;

WHEREAS, the Public Works Department of the City of Coral Gables, pursuant to Resolution No. 24568, passed and adopted January 24, 1984, has authorized the request to encroach into, over or under the public right of way located immediately to the South of the above described Real Property, subject to, among other things, the undersigned agrees to:

- (1) maintain the encroachment in good repair at all times;
- (2) replace the approaches in the event the Public Works Department must issue a permit for a utility cut in that area, and at the Owner's expense;
- (3) reserves unto the City the right to remove, add, maintain, or have the Owner remove the improvements within the right-of-way, at the Owner's expense;
- (4) save the City harmless, and
- (5) furnish the City with a policy or certificate of insurance coverage in the minimum limits of \$300,000 each person and \$300,000 each occurrence for bodily injury and \$250,000 each occurrence on property damage or \$300,000 single limit coverage and naming the City as co-insured under such policy.

NOW, THEREFORE, for good and valuable consideration, the undersigned does hereby declare that it will not convey or cause to be conveyed the title to the above property without requiring the successor in title to abide by all terms and conditions set forth herein.

FURTHER, the undersigned declare that this covenant is intended and shall constitute a Restrictive Covenant concerning the use, enjoyment, and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, its successors and assigns.

IN WITNESS WHEREOF, the undersigned have caused their hands and seals to be affixed hereto on this 13th day of November, 2006.

WITNESSES:

OWNER:

Jacqueline Ferrer
Signature
Jacqueline Ferrer
Print Name
Enrique Ferrer
Signature
Enrique Ferrer
Print Name

1037 VALENCIA, LLC, a Florida
Limited Liability Company

By: LOMAR GROUP, LLC, a Florida
Limited Liability Company

By: Margarita Galiana
Margarita Galiana, Managing Member

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day personally appeared before me Margarita Galiana, managing member of Lomar Group, LLC, managing member of 1037 Valencia, LLC, who is personally known to me or has produced _____ as identification.

SWORN TO AND SUBSCRIBED before me on this 13th day of November 2006.

My commission expires:

Enrique Ferrer
NOTARY PUBLIC STATE OF FLORIDA

APPROVED AS TO FORM



Enrique Ferrer
Commission #DD266583
Expires: Nov 12, 2007
Bonded Thru
Atlantic Bonding Co., Inc.