



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 02/03/2026

PROPERTY INFORMATION	
Folio	03-4108-006-1590
Property Address	2120 SALZEDO ST CORAL GABLES, FL 33134-0000
Owner	SALZEDO LLP
Mailing Address	305 ALCAZAR AVENUE #3 CORAL GABLES, FL 33134
Primary Zone	5004 MIXED-USE 2
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	13,604 Sq.Ft
Living Area	13,604 Sq.Ft
Adjusted Area	13,604 Sq.Ft
Lot Size	15,289 Sq.Ft
Year Built	1923



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$2,293,350	\$2,293,350	\$1,949,348	
Building Value	\$556,650	\$754,988	\$855,653	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$2,850,000	\$3,048,338	\$2,805,001	
Assessed Value	\$2,850,000	\$3,048,338	\$2,805,001	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
CORAL GABLES SEC K PB 8-33
LOTS 25 TO 30 INC BLK 19
LOT SIZE 152.890 X 100
OR 12430-622 1284 5
COC 23919-2319 09 2005 1

TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$2,850,000	\$3,048,338	\$2,805,001	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$2,850,000	\$3,048,338	\$2,805,001	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$2,850,000	\$3,048,338	\$2,805,001	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$2,850,000	\$3,048,338	\$2,805,001	

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/2005	\$4,400,000	23919-2319	Sales which are qualified
01/01/1973	\$169,000	00000-00000	Sales which are qualified

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>

City's Exhibit #1

List of service addresses for 2120 Salzedo St

<p><u>OWNER (PA ADDRESS)</u> SALZEDO LLP 305 ALCAZAR AVE, #3 CORAL GABLES, FL 33134-4314</p>	<p><u>OWNER (DEED ADDRESS)</u> SALZEDO LLP 2120-40 SALZEDO ST CORAL GABLES, FL 33134-4307</p>
<p><u>OWNER (SUNBIZ ADDRESSES)</u> SALZEDO LLP C/O LUIS MACHADO REGISTERED AGENT 18001 OLD CUTLER ROAD, STE 341 MIAMI, FL 33157</p>	<p><u>MORTGAGEE (FDIC BANKFIND ADDRESS)</u> TD BANK, N.A. 2035 LIMESTONE RD WILMINGTON, DE 19808-5529</p>
<p><u>LIENHOLDER ADDRESS</u> MIAMI-DADE WATER AND SEWER DEPT. LOURDES LUIS LIEN UNIT SUPERVISOR P.O. BOX 330316 MIAMI, FL 33233-0316</p>	

BLDB-25-12-3882	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	In Review	12/23/2025		Expansion of existing La Jolla Restaurant (no additional seating).	2120 SALZEDO ST
BLDB-26-01-3927	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	In Review	01/21/2026		Removal of second floor cubical office partitions. (no electrical, plumbing, or mechanical) *after the fact*	2120 SALZEDO ST
PWKS-24-03-2537	Public Works Permit	Utilities	Issued	03/25/2024	04/30/2027	FPL WR#12678061 Cable pull through existing Conduit, Install 2 risers	2120 SALZEDO ST
RECT-23-06-0187	Building Recertification	Recertification	Cancelled	06/21/2023		CANCELLED DUPLICATE SEE RECT-23-08-0223	2120 SALZEDO ST
RECT-23-08-0223	Building Recertification	Recertification	Finald	08/30/2023		BUILDING RECERTIFICATION (YEAR BUILT 1923)	2120 SALZEDO ST
UNST-26-01-0038	Unsafe Structure & Emergency Action	Unsafe Structure & Emergency Action	Submitted	01/22/2026		BABETTE - UPSTAIRS SPEAKEASY	2120 SALZEDO ST



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



SCAN ME

Need to search or
appeal your citation?

Notice of Violation

December 19, 2025

Case #:NOVI-25-12-12235

**SALZEDO LLP
305 ALCAZAR AVE 3
CORAL GABLES, FL 33134**

Folio #: 0341080061590

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

2120 SALZEDO ST, Coral Gables, FL 33134-4301

The violation(s) found was:

Work without a Permit - Sec. 105-26. - Adoption of building, plumbing, electrical and related technical codes.

The state building code together with all local amendments thereto is hereby adopted by reference. Penalties for violation of the state building code shall be as established in section 1-7. Florida Building Code 105- [A]105.1. Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. (Code 1958, § 8-1; Code 1991, § 6-26; Code 2006, § 105-23; Ord. No. 1052, § 1, 12-17-1957)

Code Enforcement Officer Comments: Interior alterations without an approved permit @ 303 Alcazar & 301 Alcazar 2nd floor include door way opening created in between both spaces.

The following steps should be taken to correct the violation:

Must obtain and close all after the fact permits for interior alterations and vinyl window signs @ 303 Alcazar Ave as well as the illegal speakeasy on second floor of 301 Alcazar.

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 1/19/2026 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

305-610-1125

sramos2@coralgables.com

City's Exhibit #4

CITY OF CORAL GABLES, FLORIDA UNIFORM CIVIL VIOLATION NOTICE

INSTRUCTIONS

Ticket #: TICK-25-12-22114

DATE/TIME ISSUED CODE INSPECTOR DEPARTMENT
12/23/2025 15:06 **Christopher Marrero** **Code Enf.**

NAME OF VIOLATOR FOLIO
SALZEDO LLP **0341080061590**
305 ALCAZAR AVE #3
CORALS GABLES, FL 33134

REPEAT VIOLATOR
Yes **No**

NAME OF REGISTERED AGENT (IF APPLICABLE):

THIS NOTICE SUMMONS YOU TO ANSWER THE COMPLAINT THAT ON THE FOLLOWING DATE
12/23/2025 AT **15:06** VIOLATION OF THE FOLLOWING SECTION(S) OF
CORAL GABLES CITY CODE WAS OBSERVED

Sec. 10-22. - Prohibited acts and omissions
It shall be unlawful for any contractor, as defined by this chapter, operating anywhere within the County, or any partner, corporate officer, corporate director, controlling stockholder, employee or qualifying agent of such contractor, to commit any one (1) or more of the following acts or omissions.
(q) Fail to comply with a lawful stop work order issued by the Building Official or his or her duly authorized representative.

TO WIT:

Operating a business while under a No Work Order (Red Tag) and removal of that same No Work Order (RedTag) from premises. Must Cease and desist all operations of business immediately!

Business Unit #301 (Babette) was observed as operating on a Friday and Saturday evening despite originally being issued a No Work Order (Red Tag) for not having a Certificate of Use from the City of Coral Gables. \$500 fine for both days accumulates to a total of \$1000 in fines.

AT **2120 SALZEDO ST**

YOU SHALL PAY THE CIVIL PENALTY OF \$ **1000.0** PLEASE CORRECT THE VIOLATION
0

ON OR BEFORE **12/26/2025** . YOU MAY REQUEST AN ADMINISTRATIVE HEARING
5

BEFORE A HEARING OFFICER TO APPEAL THE DECISION OF THE CODE OFFICER ON OR
BEFORE **1/13/2026**

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

I ACKNOWLEDGE RECEIPT OF THIS CIVIL VIOLATION NOTICE. I UNDERSTAND THAT ACCEPTANCE OF THIS VIOLATION NOTICE IS NOT AN ADMISSION OF GUILT.

VIOLATOR

DATE

CODE ENFORCEMENT OFFICER

DATE

PAYMENTS AND REQUEST FOR HEARING SHOULD BE MADE TO:

CITY OF CORAL GABLES
CLERK OF THE CODE ENFORCEMENT BOARD
DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 341549
CORAL GABLES, FLORIDA 33114
(305) 441-5777

HEARING WILL BE SET NO SOONER THAN TWENTY (20) DAYS FROM THE DATE OF THE CIVIL VIOLATION NOTICE. ALL PARTIES WILL BE NOTIFIED AT THE MAILING ADDRESS SHOWN ON THIS NOTICE.

YOU MAY APPEAR WITH OR WITHOUT COUNSEL AND PRODUCE WITNESSES ON YOUR OWN BEHALF.

YOU WILL BE LIABLE FOR REASONABLE COSTS OF THE ADMINISTRATIVE HEARING UPON A FINDING OF GUILT.

LIENS IN THE AMOUNT OF UNPAID PENALTIES WILL BE FILED AGAINST YOUR REAL OR PERSONAL PROPERTY AND WILL BE FORECLOSED UPON.

FAILURE TO PAY CIVIL PENALTY AND CORRECT VIOLATION OR FILE A REQUEST FOR ADMINISTRATIVE HEARING BY THE DATE SHOWN SHALL CONSTITUTE A WAIVER OF YOUR RIGHT TO HEARING AND SUCH WAIVER SHALL CONSTITUTE AN ADMISSION OF VIOLATION. EACH DAY OF CONTINUED VIOLATION SHALL BE DEEMED A CONTINUING VIOLATION SUBJECT TO ADDITIONAL PENALTY IN THE SAME AMOUNT WITHOUT THE NEED FOR ISSUANCE OF ADDITIONAL CIVIL VIOLATION NOTICE.

THE FILING OF A REQUEST FOR AN ADMINISTRATIVE HEARING WILL NOT HALT THE ACCRUAL OF CONTINUING VIOLATION.



SCAN ME



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

December 29, 2025

Case #:NOVI-25-12-12231

**SALZEDO LLP
305 ALCAZAR AVENUE
CORAL GABLES, FL 33134**

Folio #: 0341080061590

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

2120 SALZEDO ST, Coral Gables, FL 33134-4301

The violation(s) found was:

Certificate of Use - Section 14-202.9. Certificate of use.

Except for single family and multi-family uses, no person shall commence any use of any property, nor shall an occupational license or building permit be issued until an application for a Certificate of Use therefore has been filed with and approved by the Development Services Department on a form provided by the Department. Any use of a property under and pursuant to any Certificate of Use shall conform to the Certificate of Use. Any use for which a Certificate of Use has been issued must commence within one-hundred and eighty (180) days of the issuance of the Certificate of Use, and is valid for a period not to exceed one (1) year from the date of the issuance. All Certificates of Use shall be renewed by the applicant each year.

Code Enforcement Officer Comments: Current use is not in compliance with previously issued Certificate of Use (La Jolla 301 ALCAZAR)

The following steps should be taken to correct the violation:

Obtain or update Certificate of Use. Please contact Kathy Arguinzoni at 305-569-1802 or karguinzoni@coralgables.com

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 1/19/2026 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

305-619-1125

sramos2@coralgables.com



City of Coral Gables

Code Enforcement Division
427 Biltmore Way, Suite 100



Need to search or
appeal your citation?

Notice of Violation

December 29, 2025

Case #:NOVI-25-12-12232

**SALZEDO LLP
305 ALCAZAR AVE 3
CORAL GABLES, FL 33134**

Folio #: 0341080061590

Dear Property Owner and/or Occupant:

This letter constitutes a notice that a violation(s) exists on the premises at:

2120 SALZEDO ST, Coral Gables, FL 33134-4301

The violation(s) found was:

Certificate of Use - Section 14-202.9. Certificate of use.

Except for single family and multi-family uses, no person shall commence any use of any property, nor shall an occupational license or building permit be issued until an application for a Certificate of Use therefore has been filed with and approved by the Development Services Department on a form provided by the Department. Any use of a property under and pursuant to any Certificate of Use shall conform to the Certificate of Use. Any use for which a Certificate of Use has been issued must commence within one-hundred and eighty (180) days of the issuance of the Certificate of Use, and is valid for a period not to exceed one (1) year from the date of the issuance. All Certificates of Use shall be renewed by the applicant each year.

Code Enforcement Officer Comments: No certificate of use on file (Babette 303 Alcazar)

The following steps should be taken to correct the violation:

Obtain Certificate of Use. Please contact Kathy Arguinzoni at 305-569-1802 or karguinzoni@coralgables.com

The regulations enforced by the City have been adopted in order to protect the public and assure continuing high property values. Your immediate attention to correcting the violation(s) listed above is required.

The Code Enforcement Division will re-inspect the property on 1/19/2026 to determine if corrective measures have been completed. If the violation(s) has not been completed at the time of inspection, your case will be presented to the Code Enforcement Board for review and possible action. At that time, you will have the opportunity to explain to the citizens serving on the Board the reasons why the violation(s) has not been corrected. The Board has the authority to assess a fine against you for as long as the violation continues.

305-441-5777 or see us in person at 427 Biltmore Way, 2nd Floor, Coral Gables FL, 33134.

305-619-1125

sramos2@coralgables.com

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 26-1103
UNST-26-01-0038

vs.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 1290 0001 5682 9792

Salzedo LLP
305 Alcazar Ave, #3
Coral Gables, FL 33134

**NOTICE OF UNSAFE STRUCTURE VIOLATION
AND NOTICE OF HEARING**

Date: January 23, 2026

Re: **2120 Salzedo St, Coral Gables, FL 33134, 301 Alcazar Ave Speakeasy Unit- “Romeo” (Former office space) 303 Alcazar Ave- Restaurant “Babette” (Former Barbershop Use) Lots 25 to 30 Inc Blk 19, Coral Gables Sec K PB 8-33 and 03-4108-006-1590.** (“Property”)

The **City of Coral Gables (“City”) Building Official** has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-89 of the City Code, for the reasons set forth below. This unsafe determination applies only to the Subject Spaces described herein and does not apply to the other lawful portions of the buildings.

Sec. 105-89. Physical criteria for unsafe structures.

A structure shall be considered unsafe if it meets any of the following criteria:

- (1) The structure or its electrical, gas, mechanical, or plumbing system is unsafe; dangerous; unsanitary; does not provide adequate egress; constitutes a fire or windstorm hazard; is otherwise dangerous to human life; by reason of illegal or improper use, occupancy or maintenance, constitutes a hazard to safety or health or public nuisance; or has been substantially damaged by the elements, fire, explosion, or otherwise.**

Specifically, you have performed construction work to convert a Barbar Shop to a Restaurant (“Babette”) and an Office Space to a speakeasy/bar (“Romeo”) all without obtaining the necessary development approvals, including, but not limited to, building permits (“Permits”). The Structure is being unlawfully occupied and operated as a commercial establishment speakeasy/bar and restaurant without a valid Certificate of Use (CU) issued by the City of Coral Gables.

The property has been cited for, including but not limited to the following:

1. Working Without a Permit (WWP);
2. Lack of a valid and approved Certificate of Use for the commercial operation;
3. Operating a business while under a lawful No Work Order (Red Tag).
4. Removal of the posted No Work Order (Red Tag) from the premises without authorization.

City's Exhibit #5

Because the Structure is unsafe, (1) immediately cease and desist all commercial operations and occupancy within Business Unit #301 speakeasy (“Romeo”) and Unit #303 Restaurant (“Babette”), (2) apply for the Permits to legalize or demolish the Structure within 30 days of the date of this notice, (3) obtain the Permits within 60 days of the date of this notice, and (4) pass final inspection on the Permits within 90 days of the date that the City informs you that the Permits are ready, (4) obtain all required approvals, including a valid Certificate of Use, before any re occupancy or operation of that unit. (“Required Action”). You may not re-occupy the Structure until you have taken all of the Required Action,

Therefore, this matter is **set for hearing before the City's Construction Regulation Board ("Board")** in the Fairchild Tropical Board Room, 427 Biltmore Way, 1st floor, Coral Gables, Florida 33134, on **February 9, 2026, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may order that the structure be vacated, boarded, secured, and posted (including but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$1000 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

ADA NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

c:



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Unsafe Structure Violation and Notice of Hearing

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 2120 Salzedo St, ON 1/23/26 AT 4:47 pm.

Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

STATE OF FLORIDA)
ss.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me by means of X physical presence or online
notarization, this 2 day of February, in the year 2026, by
Sebastian ramos who is personally known to me.

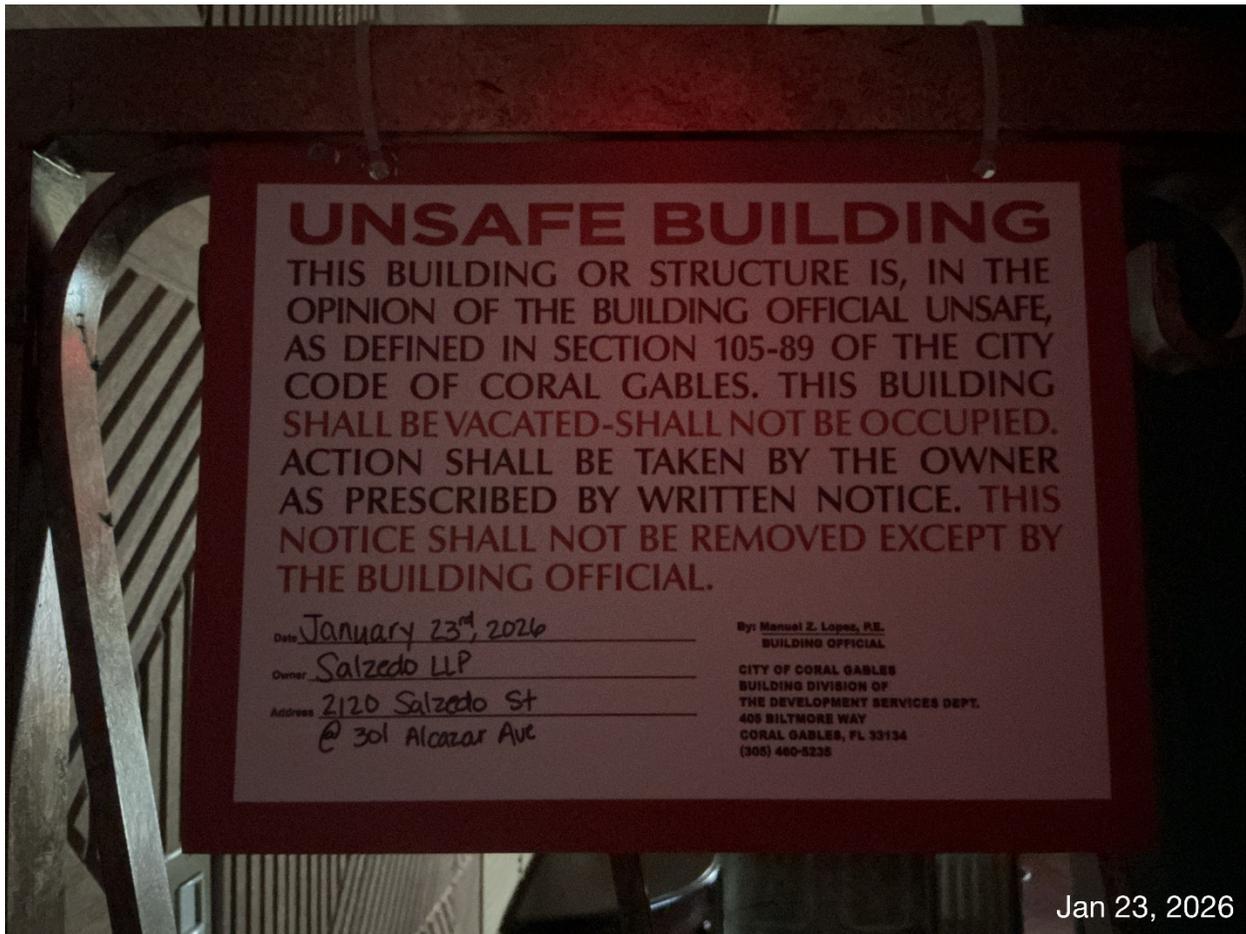
My Commission Expires: 12/14/2029

Angelina Puerto
Notary Public



City's Exhibit #6





Jan 23, 2026



Jan 23, 2026





Jan 23, 2026



CFN 2005R1132699
 OR Bk 23919 Pgs 2319 - 2329 (11pgs)
 RECORDED 11/02/2005 10:51:47
 DEED DOC TAX 26,400.00
 SURTAX 19,800.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
 AND RETURN TO:

William R. Bloom, Esq.
 Holland & Knight LLP
 Suite 3000
 701 Brickell Avenue
 Miami, Florida 33131

Space Above This Line For Recording Data

SPECIAL WARRANTY DEED

This Special Warranty Deed, made the 19th day of September, 2005, between **CRISTINA MONTANA f/k/a CRISTINA EVANS, VICTORIA SCHOENBERGER, DANIEL MONTANA, CONSTANZA MONTANA, AND MAURICIO MONTANA** (collectively, the "Grantor"), and **SALZEDO, LLP**, a Florida limited liability partnership, whose address is 2120-40 Salzedo, Coral Gables FL 33134, (the "Grantee").

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's successors and assigns forever, the following described land situate in Miami-Dade County, Florida (the "Property"), to-wit:

Lots 25, 26, 27, 28, 29 and 30, in Block 19, of Coral Gables, Section "K", according to the plat thereof as recorded in Plat Book 8 at Page 33 of the Public Records of Miami-Dade County, Florida.

TO HAVE AND TO HOLD, the same together with all and singular tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or in equity, to the use, benefit and behalf of the Grantee forever.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it has good right and lawful authority to sell and convey the Property; that the Property is not the homestead of the Grantor; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor.

* 145 SE. 28 Ave., Pompano Beach, FL 33062

City's Exhibit #8

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

WITNESSES:

SELLER:

D. Zarfi
Print Name: DOROTHY ZARFIAN

Cristina Montana
Cristina Montana f/k/a Cristina Evans

Obadia Cunningham
Print Name: Obadia Cunningham

Victoria Shoenberger

Print Name: _____

Print Name: _____

Daniel Montana

Print Name: _____

Print Name: _____

Constanza Montana

Print Name: _____

Print Name: _____

Mauricio Montana

Print Name: _____

Print Name: _____

[NOTARY BLOCKS TO FOLLOW]

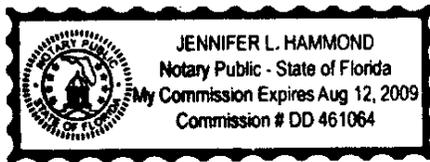
STATE OF FLORIDA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of

[NOTARY BLOCKS TO FOLLOW]

STATE OF FLORIDA)
) SS
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 8 day of September, 2005, by Cristina Montana, f/k/a Cristina Evans who is personally known to me or who has produced _____ as identification.



Jennifer L. Hammond
Printed Name: Jennifer L. Hammond
Notary Public
My Commission Expires: Aug 12, 2009

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of September, 2005, by Victoria Schoenberger, who is personally known to me or who has produced _____ as identification.

Printed Name: _____
Notary Public
My Commission Expires: _____

COUNTRY OF _____)
) SS
PROVINCE OF _____)

The foregoing instrument was acknowledged before me this _____ day of September, 2005, by Daniel Montana, who is personally known to me or who has produced _____ as identification.

Printed Name: _____
Notary Public

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

WITNESSES:

SELLER:

Print Name: _____

Cristina Montana f/k/a Cristina Evans

Print Name: Lorraine H. Jones
Lorraine H. Jones

Victoria Schoenberger
Victoria Schoenberger

Print Name: _____

William M. Jones
Print Name: WILLIAM M. JONES

Print Name: _____

Daniel Montana

Print Name: _____

Print Name: _____

Constanza Montana

Print Name: _____

Print Name: _____

Mauricio Montana

Print Name: _____

[NOTARY BLOCKS TO FOLLOW]

STATE OF FLORIDA)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of September, 2005, by Cristina Montana, f/k/a Cristina Evans who is personally known to me or who has produced _____ as identification.

Printed Name: _____
Notary Public
My Commission Expires:

STATE OF ~~FLORIDA~~ ^{Virginia})
) SS
COUNTY OF Fairfax)

The foregoing instrument was acknowledged before me this 14 day of September, 2005, by Victoria Schoenberger, who is personally known to me or who has produced Drivers License as identification.
Exp 04/30/2007



Printed Name: _____
Notary Public
My Commission Expires: _____
12/31/05

OFFICIAL SEAL
NOTARY PUBLIC-COMMONWEALTH OF VIRGINIA
MARIANELA H TADJDEH
FAIRFAX COUNTY
My Commission Expires

COUNTRY OF _____)
) SS
PROVINCE OF _____)

The foregoing instrument was acknowledged before me this ____ day of September, 2005, by Daniel Montana, who is personally known to me or who has produced _____ as identification.

Printed Name: _____
Notary Public
My Commission Expires:

[ADDITIONAL NOTARY BLOCKS TO FOLLOW]

The foregoing instrument was acknowledged before me this ____ day of September, 2005, by Cristina Montana, f/k/a Cristina Evans who is personally known to me or who has produced _____ as identification.

Printed Name: _____
Notary Public
My Commission Expires:

STATE OF FLORIDA)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me this ____ day of September, 2005, by Victoria Schoenberger, who is personally known to me or who has produced _____ as identification.

Printed Name: _____
Notary Public
My Commission Expires:

COUNTRY OF Sweden)
PROVINCE OF Nycköping) SS

The foregoing instrument was acknowledged before me this 13 day of September, 2005, by Daniel Montana, who is personally known to me or who has produced passport as identification.



Katarina Thorsell
Printed Name: KATARINA THORSELL
Notary Public Notarius Publicus
My Commission Expires: lifetime Commission

[ADDITIONAL NOTARY BLOCKS TO FOLLOW]

COUNTRY OF _____)
PROVINCE OF _____) SS

The foregoing instrument was acknowledged before me this ____ day of September, 2005, by Constanza Montana, who is personally known to me or who has produced _____ as identification.

Printed Name: _____

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

WITNESSES:

SELLER:

Print Name: _____

Cristina Montana f/k/a Cristina Evans

Print Name: _____

Victoria Shoenberger

Print Name: _____

Print Name: _____

Daniel Montana

Print Name: _____

Print Name: _____

Constanza Montana
Constanza Montana

Print Name: RIAN MAMAN

Eve Leora Rollnick Lewis
Print Name: EVE LEORA ROLLNICK LEWIS

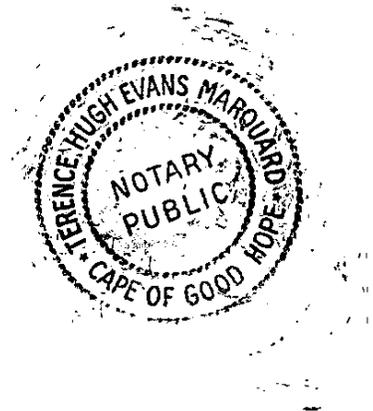
Mauricio Montana

Print Name: _____

Print Name: _____

2005 -09- 12
NOTARY COMMISSIONER
CLERK/FC
SOUTH AFRICAN POLICE SERVICE

[NOTARY BLOCKS TO FOLLOW]



IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

WITNESSES:

SELLER:

Print Name: _____

**Cristina Montana f/k/a Cristina
Evans**

Print Name: _____

Print Name: _____

Victoria Shoenberger

Print Name: _____

Print Name: _____

Daniel Montana

Print Name: _____

Print Name: _____

Constanza Montana

Print Name: _____

Print Name: *Richard Jackson*

Mauricio Montana

Print Name: *Robert B. Wessie, Jr.*

[Signature] 9/9/05

[NOTARY BLOCKS TO FOLLOW]

COUNTRY OF _____)
) SS
PROVINCE OF _____)

The foregoing instrument was acknowledged before me this ____ day of September, 2005, by Constanza Montana, who is personally known to me or who has produced _____ as identification.

Printed Name: _____
Notary Public
My Commission Expires:

STATE OF FLORIDA)
) SS
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 9th day of September, 2005, by Mauricio Montana, who is personally known to me or who has produced Dr. Lic. 17535 550 45 224-0 as identification.



Prepetit Joseph
Commission # DD350340
Expires: AUG. 26, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Prepetit Joseph
Printed Name: Prepetit Joseph
Notary Public
My Commission Expires:

3183219_v4



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[No Filing History](#) . [No Authority Info](#) . [No Partner Info](#) . [No Name History](#)

Partnership Name Search

Submit

Partnership Detail

General Partnership Name

SALZEDO, LLP

Principal Address

18001 OLD CUTLER ROAD, SUITE 341
MIAMI, FL 33157

Change Date: NONE

Filing Information

Document Number	GP0500002405
FEI/EIN Number	NONE
File Date	09/12/2005
State	FL
Total Pages	2
Pages in Original Filing	2
Current Partners	NONE
Cancellation Date	NONE
Status	ACTIVE
Effective Date	NONE
Expiration Date	NONE
Name History	NONE

Registered Agent

MACHADO LUIS
18001 OLD CUTLER ROAD, SUITE 341
MIAMI, FL 33157

Document Images

[09/12/2005 -- Registration](#)

[View image in PDF format](#)

This document prepared by and please return to:

Rene Diaz, Esq.
Law Offices of Rene Diaz, LLC
201 Alhambra Circle, Suite 702
Coral Gables, Florida 33134

(This space reserved for Clerk)

LOAN #1343102-9001

No documentary stamp taxes or intangible taxes are due in connection with this Mortgage Modification and Extension Agreement.

MODIFICATION OF MORTGAGE AND EXTENSION AGREEMENT

THIS MODIFICATION OF MORTGAGE AND EXTENSION AGREEMENT (the "Agreement") is entered into effective as of the 13th day of April, 2022, by and among SALZEDO, LLP, a Florida limited liability partnership (hereafter the "Borrower" and/or "Mortgagor") and TD BANK, N.A., a national banking association (the "Lender" and/or "Mortgagee").

RECITALS:

A. Lender is the owner and holder of that certain Consolidated Mortgage Loan Note from Borrower in favor of Lender dated July 23, 2019, in the original principal amount of \$2,792,852.45 (the "Consolidated Note", and the indebtedness evidenced thereby, the "Existing Loan").

B. The Consolidated Note is secured, *inter alia*, by: (i) Florida Real Estate Mortgage, Assignment of Leases and Rents and Security Agreement dated June 6, 2007, recorded in Official Records Book 25719 at Page 3878 of the Public Records of Miami-Dade County, Florida; as modified by that certain Modification Agreement dated September 30, 2009, recorded in Official Records Book 27043, at Page 2959, of the Public Records of Miami-Dade County, Florida; as further modified by that certain that certain Notice of Future Advance, Loan Severance, Mortgage Modification and Release Agreement dated May 16, 2012, recorded in Official Records Book 28170, at Page 36, of the Public Records of Miami-Dade County, Florida; as further modified by that certain Substitute Mortgage and Security Agreement dated May 16, 2012, recorded in Official Records Book 28170, at Page 43, of the Public Records of Miami-Dade County, Florida; as further modified by that certain Mortgage Modification Agreement dated September 25, 2013, in Official Records Book 28891, at Page 1203, of the Public Records of Miami-Dade County, Florida; and as

further modified by that certain Mortgage Modification Agreement dated June 1, 2015, recorded in Official Records Book 29652, at Page 1967, of the Public Records of Miami-Dade County, Florida (collectively, the "**Existing Mortgage**"), (ii) that certain Assignment of Leases and Rents from the Borrower, as assignor, to the Lender, as assignee, dated May 16, 2013, recorded in Official Records Book 28170, at Page 88, of the Public Records of Miami-Dade County, Florida (the "**Assignment**"); and (iii) that certain UCC-1 Financing Statement recorded in Official Records Book 28170, at Page 101, of the Public Records of Miami-Dade County, Florida, and that certain UCC-1 Financing Statement filed with the Florida Secured Transactions Registry under filing no. 201206822137 (collectively, the "**Financing Statements**", and together with the Existing Mortgage and the Assignment, collectively, the "**Collateral Documents**"). The Existing Mortgage encumbers certain real property (the "**Land**"), together with the improvements located thereon (the "**Improvements**"), situated in Miami-Dade County, Florida, and more particularly described in Exhibit "A" hereto (the Land and the Improvements are sometimes hereinafter collectively referred to as the "**Property**"). The Consolidated Note, the Existing Mortgage and all other instruments, documents and agreements executed in connection with the Existing Loan and simultaneously herewith, collectively the "**Loan Documents**".

D. Borrower has requested and Lender has agreed to modify the Existing Loan, by among other things, modifying the interest rate and the repayment terms of the Consolidated Note (collectively, the "**Current Loan Modification**"), and Lender has agreed to such request, subject to the terms and conditions of this Agreement.

AGREEMENT:

NOW, THEREFORE, in consideration of the premises, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties intending to be legally bound, hereby agree to and acknowledge the following:

1. Recitals True and Correct. The recitals hereinabove contained are true and correct, affirmed and are made a part hereof and incorporated herein by reference.

2. Loan Status. As of the date hereof, there is owing to Lender under the Consolidated Note, the principal amount of One Million Ninety-Seven Thousand Four Hundred Six and 41/100 Dollars (\$1,097,406.41), together with all accrued and unpaid interest thereon. Borrower hereby agrees that such principal and interest are due and owing to Lender pursuant to the Prior Note; the Loan Documents are in full force and effect and are enforceable against Borrower in accordance with their terms; all representations and certifications made in the Loan Documents are true and accurate as if made on this date, except with respect to specific representations and certifications which relate to an earlier date, if any; and there are no defenses, offsets or counterclaims to the obligations of Borrower or in connection therewith.

3. Modification of the Consolidated Note. The indebtedness under the Consolidated Note shall hereafter be evidenced by, and shall be payable pursuant to the terms and provisions of, a certain Substitute Mortgage Loan Note of even date herewith from Borrower in favor of Lender in the amount of One Million Ninety Seven Thousand Four Hundred Six and 41/100 Dollars

(\$1,097,406.41) (the "**Substitute Mortgage Loan Note**"), which shall remain secured by the Existing Mortgage, as modified hereby (collectively, hereinafter, the "**Mortgage**"). Any reference in the Mortgage or in any other Loan Document to the "**Note**" shall hereafter refer to the Substitute Mortgage Loan Note and any reference therein to the "**Loan**" shall hereafter refer to the loan evidenced by the Substitute Mortgage Loan Note.

4. Future Amendments to Substitute Mortgage Loan Note. As defined above, the term "Note" includes all future amendments, modifications, renewals or substitutions of the Substitute Mortgage Loan Note, and as set forth in paragraph 3 above, the Mortgage shall further secure the Substitute Mortgage Loan Note, as so amended, modified, renewed or substituted for from time to time. As such, should the Substitute Mortgage Loan Note at any time in the future be amended, modified, renewed or substituted for, the Collateral Documents, as modified by this Agreement, shall continue to secure the loan evidenced thereby and it shall not be necessary to execute any further modification or extension agreement of the Collateral Documents; provided, however, nothing contained herein shall obligate Lender to agree to any further extensions or modifications in the future.

5. Ratification of the Loan Documents. Except as specifically modified by the terms of this Agreement, Mortgagor does hereby agree and confirm that (i) all of the terms, provisions, covenants, warranties and agreements contained, and all liens and security interests granted, in the Collateral Documents remain in full force and effect, (ii) that there is no claim, counterclaim, defense or other right of offset or recoupment whatsoever against the Collateral Documents or any of the other Loan Documents, and (iii) the liens and security interests granted therein are acknowledged to be valid and subsisting liens and security interests against the Property and other real and personal property described therein. Except as otherwise expressly provided herein, by execution of this Agreement, Mortgagor and Mortgagee do not intend to in any manner impair the indebtedness described in and secured by the Collateral Documents or any of the other Loan Documents, or in any way to impair, waive or release the liens and security interests granted in the Collateral Documents or the other Loan Documents.

6. Release. Borrower acknowledges and agrees that at all times during the course of the Loan, Lender has acted in good faith and in a commercially reasonable manner, and Lender has not acted unreasonably or made over-reaching, unreasonable or improper demands from Borrower. Borrower on behalf of itself and its successors and assigns, and any and all other entities or persons claiming rights by or through Borrower, hereby acquits, releases, and forever discharges Lender and Lender's affiliated corporations, directors, officers, agents, employees, principals, servants, attorneys, shareholders, and their successor and assigns, from any and all manner of actions and causes of actions, suits, rights, damages, claims, pecuniary losses, debts, costs, expenses, and attorneys' and other fees whatsoever in law or in equity, which Borrower ever had, may now have, or may hereafter have, by reason of any matter, cause or thing whatsoever from the beginning of time to the date hereof, whether known or unknown, foreseen or unforeseen, relating to, or arising in any way out of, any event, activity, occurrence or transaction involving, relating to or affecting the Loan.

7. Representations and Warranties. Borrower hereby represents and warrants to Lender as follows:

a. The representations and warranties made by Borrower in the Loan Documents remain true and correct;

b. Borrower has full capacity, right, power and authority to execute, deliver and perform this Agreement. The individual signing this Agreement on behalf of the Mortgagor is duly authorized to sign this Agreement on behalf of Mortgagor.

8. Payment of Expenses. Borrower shall pay all out-of-pocket expenses incurred by Lender in connection with this Agreement, including, without limitation, reasonable attorney's fees and recording fees.

9. USA PATRIOT ACT. Borrower warrants and represents to Lender that neither the Borrower, nor any affiliate thereof, is identified in any list of known or suspected terrorists published by any United States government agency, (individually, as each such list may be amended or supplemented from time to time, referred to as a "Blocked Persons Lists") including, without limitation, (i) the annex to Executive Order 13224 issued on September 23, 2001 by the President of the United States, and (ii) the Specially Designated Nationals List published by the United States Office of Foreign Assets Control.

10. Miscellaneous.

a. Except as specifically set forth herein, the Mortgage and other Loan Documents shall remain in full force and effect without modification thereto and are hereby ratified and affirmed.

b. This Agreement shall not constitute a novation nor have the effect of a discharging any liability or obligation evidenced by the Mortgage or any other Loan Documents.

c. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Florida.

d. This Agreement shall be binding upon, and shall inure to the benefit of, Borrower and Lender and their respective successor and assigns.

e. This Agreement may be executed in any number of counterparts, each of which, when executed and delivered, shall be deemed to be an original, but such counterparts shall together constitute one and the same instrument.

f. This Agreement constitutes the complete agreement between the parties hereto and incorporates all prior discussions, agreements and representations made in regard to the matters set forth herein. This Agreement may not be amended, modified or changed except by a writing signed by the party to be charged by said amendment, change or modification.

g. WAIVER OF JURY TRIAL. THE PARTIES HERETO VOLUNTARILY,

KNOWINGLY AND INTENTIONALLY WAIVE ANY AND ALL RIGHTS TO TRIAL BY JURY AND ANY LEGAL ACTION OR PROCEEDINGS ARISING UNDER THIS AGREEMENT OR CONCERNING THE INDEBTEDNESS DESCRIBED HEREIN, ANY COLLATERAL THEREFOR, OR PERTAINING TO ANY TRANSACTION RELATING TO OR CONTEMPLATED HEREBY, REGARDLESS OF WHETHER SUCH ACTION OR PROCEEDING INVOLVES ANY CONTRACTUAL OR TORTIOUS OR OTHER CLAIMS.

THE PROVISIONS OF THIS PARAGRAPH HAVE BEEN FULLY DISCUSSED BY THE PARTIES HERETO, AND THESE PROVISIONS SHALL BE SUBJECT TO NO EXCEPTIONS. NO PARTY HAS IN ANY WAY AGREED WITH OR REPRESENTED TO ANY OTHER PARTY THAT THE PROVISIONS OF THIS PARAGRAPH WILL NOT BE FULLY ENFORCED IN ALL INSTANCES.

IN WITNESS WHEREOF, the parties have executed this instrument as of the date first above written in several counterparts, any one of which shall be deemed an original, but all constituting only one instrument.

**Signed, Sealed and Delivered
in the presence of:**

Borrower / Mortgagor:

SALZEDO, LLP,
a Florida limited liability partnership

Witness: B. Miguez
Print Name: Barbara Miguez

By: [Signature]
Name: Luis Machado
Title: Managing Partner

Witness: Annette Bestard
Print Name: Annette Bestard

Lender / Mortgagee:

TD BANK, N.A., a national banking association

Witness: B. Miguez
Print Name: Barbara Miguez

By: [Signature]
Name: Fernando Gomez
Title: VP & Senior Relationship Manager

Witness: Annette Bestard
Print Name: Annette Bestard

ACKNOWLEDGEMENT

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

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 13 day of April, 2022, by LUIS MACHADO, as the Managing Partner of SALZEDO, LLP, a Florida limited liability partnership, on behalf of the partnership.

B. Miguez
Signature of Notary Public, State of Massachusetts
Print Name: _____
My Commission Expires: _____



Barbara Miguez
Comm. #HH095662
Expires: Jun. 3, 2025
Bonded Thru Aaron Notary

(Notary Seal)

ACKNOWLEDGMENT

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

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 13 day of April, 2022, by FERNANDO GOMEZ, as a Vice President and Senior Relationship Manager of TD Bank, N.A., a national banking association, on behalf of the association.

B. Miguez
Signature of Notary Public, State of Florida
Print Name: _____
My Commission Expires: _____



Barbara Miguez
Comm. #HH095662
Expires: Jun. 3, 2025
Bonded Thru Aaron Notary

(Notary Seal)

Exhibit "A"

Legal Description

Lots 25, 26, 27, 28, 29 and 30, in Block 19, of Coral Gables, Section "K", according to the plat thereof as recorded in Plat Book 8, at Page 33, of the Public Records of Miami-Dade County, Florida.

 BankFind Suite Home

Back to Search Results

TD Bank, National Association

Download Results

Data as of 01/30/2026

- Institution Details**
- Locations
- History
- Financials
- Other Names

Institution Details



FDIC Insured
Since 07/01/1961

FDIC Cert #
18409

Established
01/01/1852

Bank Charter Class
National Banks, member of the Federal Reserve Systems (FRS)

Primary Federal Regulator
Comptroller of the Currency

Secondary Federal Regulator
CFPB

Corporate Headquarters
2035 Limestone Rd
Wilmington, DE 19808

Primary Website
www.td.com/us/en/pers...

Locations
1,104 domestic locations:
16 states and 0 territories.
0 in foreign locations.

Consumer Assistance
HelpWithMyBank.gov

Contact the FDIC
[Questions about Bank Information](#)

Other Institution Identifiers used by Regulatory Agencies

Identifier Name (Hover for description)	Identifier Value
FDIC Unique Number (UNINUM)	 12315
FRB ID (RSS-ID)	 497404
FRB ID for Bank Holding Company (RSSDHCR)	 1238565
OCC Charter Number (CHARTER)	 24096

**NOTICE OF LIEN
FOR WATER AND SEWER SERVICE FILED BY
MIAMI-DADE WATER AND SEWER DEPARTMENT**

CFN: 20240569237 BOOK 34333 PAGE 1328
DATE:07/29/2024 11:56:09 AM
JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT & COMPTROLLER
MIAMI-DADE COUNTY, FL

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

PROPERTY OWNER: **SALZEDO LLP**
ADDRESS: **303 ALCAZAR AVE**

BEFORE ME, the undersigned authority, personally appeared the Manager of the Miami-Dade Water and Sewer Department who, being duly sworn, states that pursuant to the provisions of Sections 32-93 and 32-94 of the Code of Miami-Dade County, as amended, it is hereby certified that water and/or sewer service was furnished to the following described real property:

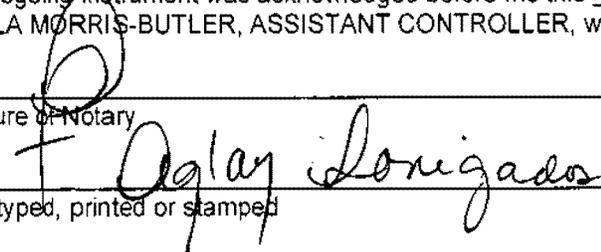
CORAL GABLES SEC K PB 8-33 LOTS 25 TO 30 INC BLK 19 LOT SIZE 152.890 X 100

and bills for this service in the amount of **\$155.10** have remained unpaid for at least 60 days after the final bill date for water and sewer charges. These charges, along with late charges, recording fees, and interest accruing at the rate of 8% per annum, constitute a special assessment lien on the above described real property until the lien is satisfied by payment of all charges to the Miami-Dade Water and Sewer Department. Said lien is equal in rank and dignity with the liens of County ad valorem taxes and superior in rank and dignity to all other liens, encumbrances, titles, and claims in, to or against the subject real property.

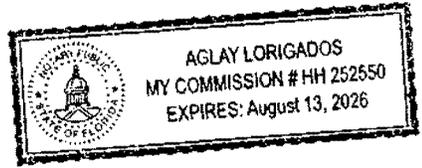


ANGELA MORRIS-BUTLER, ASSISTANT CONTROLLER
MIAMI-DADE WATER AND SEWER DEPARTMENT
P.O. BOX 330316, MIAMI, FLORIDA 33233-0316

The foregoing instrument was acknowledged before me this 25 day of July, 2024 by ANGELA MORRIS-BUTLER, ASSISTANT CONTROLLER, who is personally known to me and who did not take an oath.

Signature of Notary 

Name typed, printed or stamped Aglay Lorigados



This instrument prepared by:
LOURDES LUIS, LIEN UNIT SUPERVISOR
MIAMI-DADE WATER AND SEWER DEPARTMENT
P.O. BOX 330316, MIAMI, FLORIDA 33233-0316

Batch Number 9319
Premise Note ID 4096073854
Account Number 1104490185
Lien SA ID 1102968510
5/30/2024