

This instrument was prepared by  
and after recording return to:

Steven W. Zelkowitz, Esq.  
GrayRobinson, P.A.  
333 S.E. 2<sup>nd</sup> Avenue, Suite 3200  
Miami, FL 33131

## MEMORANDUM OF COMMERCIAL BEAUTIFICATION GRANT AGREEMENT

**THIS MEMORANDUM OF COMMERCIAL BEAUTIFICATION GRANT AGREEMENT** (the "Memorandum") is made and entered into as of the \_\_\_\_ day of August, 2016 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 **805 REALTY, LLC**, a Florida limited liability company (the "Grantee") having an address of 696 N.E. 125<sup>th</sup> Street, North Miami, Florida 33161.

### R E C I T A L S

1. CRA and Grantee have entered into that certain Commercial Beautification Grant Agreement dated as of even date herewith (the "Grant Agreement") pursuant to which the CRA provided a Grant to the Grantee for the beautification of the real property as more particularly described on Exhibit "A" attached hereto.

2. CRA and Grantee desire to place all persons upon notice of the 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.

3. Term. The Grant Agreement provides for a term of three (3) years and one hundred fifty (150) days from the date hereof.

4. Termination. This Memorandum shall remain in effect until the earlier to occur of (i) the date which is three (3) years and one hundred fifty (150) days from the date hereof, or (ii) 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.

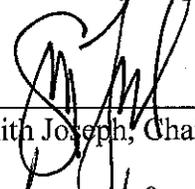
GRANTEE:

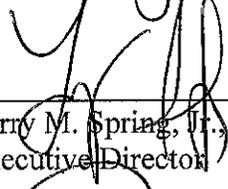
805 REALTY, LLC,  
a Florida limited liability company

By:  \_\_\_\_\_  
Yoram Izhak, Manager

CRA:

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

By:  \_\_\_\_\_  
Dr. Smith Joseph, Chairman

By:  \_\_\_\_\_  
Larry M. Spring, Jr.,  
Executive Director

Attest:   
By: \_\_\_\_\_  
Michael A. Etienne, Esq., City Clerk

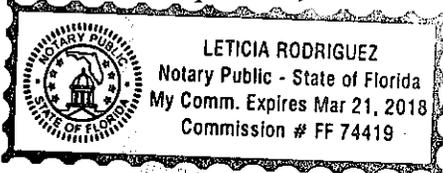
Approved as to form and legal sufficiency:

By:  \_\_\_\_\_  
Gray Robinson, P.A., CRA Attorney

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

The foregoing was acknowledged before me this 24 day of August, 2016, by Yoram Izhak, as Manager of 805 Realty, LLC, a Florida limited liability company, on behalf of the company, who (check one)  is personally known to me or  has produced a Florida drivers license as identification.

My Commission Expires: 02/24/18



[Signature]  
Notary Public  
Print Name: LETICIA RODRIGUEZ

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

The foregoing was acknowledged before me this 24<sup>TH</sup> day of August, 2016, 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 drivers license as identification.

My Commission Expires:



[Signature]  
Notary Public  
Print Name: ANDREA A. McDONALD

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

The foregoing was acknowledged before me this 9<sup>TH</sup> SEPTEMBER day of ~~August~~, 2016, 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 drivers license as identification.

My Commission Expires:



[Signature]  
Notary Public  
Print Name: ANDREA A. McDONALD

**EXHIBIT "A"**

Lots 25, 26, 27, 28, 29, and 30, Block 7, of Irons Manor, according to the Plat thereof, as recorded in Plat Book 10, at Page 71, of the Public Records of Miami-Dade County, Florida.