

CODE ENFORCEMENT SETTLEMENT AGREEMENT

THIS AGREEMENT is entered into this 16 day of April, 2025, by and between THE CITY OF NORTH MIAMI, Florida located at 776 N.E. 125th Street, North Miami, Florida, 33161 (City), TROPICAL TERRACE CONDOMINIUM ASSOCIATION, INC., a Not For Profit Florida Corporation (Association), (Parties), regarding the real property located at 13725 NE 6th Avenue, North Miami, FL 33161, and more particularly described as:

Condominium Unit No. 6, 101-107, 201-211, 301-311, 401-411, of TROPICAL TERRACE CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 7487, at Page 703, and Condominium Plan Book 21, at Page 6, of the Public Records of Miami-Dade County, Florida, together with all appurtenances thereto, including and undivided interest in the said Common Elements of said Condominium, as set forth in the declaration

Folio Number 06-22190-51-0001 (“Property”).

WITNESSETH:

WHEREAS the Code Enforcement Board found the Association guilty of violating Section 5-29, City Code of Ordinances, and the Code Enforcement Board entered orders imposing fines against the property, which were recorded in the public records of Miami-Dade County; a complete listing of which is attached hereto as composite Exhibit “A”, and that such liens are currently due and owing against the Property in favor of the City:

WHEREAS the current fines/liens total approximately \$57,471,450.00 as of January 2025, with daily fines accruing each day against all units within the property; and

WHEREAS, the Association, is desirous of settling these code enforcement violation liens/fines against the property by entering into this Agreement; and

WHEREAS the City desires to insure that North Miami residents are provided with adequate housing consistent with current City codes.

NOW, THEREFORE, in consideration of the mutual conditions, the Parties agree as follows:

1. The Association shall pay the City the sum of One Hundred Thousand Dollars (**\$100,000.00**) (“Settlement Sum”) as settlement of the aforementioned liens and assessments against the Property. The initial payment of Forty thousand dollars (\$40,000.00) shall be made within ten (10) days of the execution of this Settlement Agreement in the form of a cashier’s check, money order or check. The Association shall Pay the remaining Sixty thousand dollars

(\$60,000.00) within twelve (12) months. The payments shall be made in the amount of Five thousand dollars (\$5,000.00) (the "Monthly Payment"), payable to the City of North Miami, c/o City Attorney's Office, by the first (1st) of the month, and every month thereafter. Interest shall continue to accrue at the legal rate of interest. In the event the payments are not timely made, Association hereby agrees that the CITY would be entitled to commence a foreclosure action, the association waives all defenses, and the City is entitled to the entry of Summary Judgment, without further notice or hearing.

2. The Settlement Sum shall be paid to the City irrespective of any improvements or code compliance measures taken by the Association, and these funds shall not be utilized by the City in the event the City takes any action pursuant to any event of default as described in the paragraphs below, however such funds may serve at the City's sole discretion; as a credit to the Association in the case of a default. Upon the City's receipt of these funds, the City shall execute a release of lien of the current liens against the property.

3. The Association certified that all of the existing violations subject to these liens have been abated, except for the 40-year recertification and the unbated liens as identified in Exhibit "A". If it is later discovered that any of the existing liens have not been abated to the City's satisfaction, the City shall impose the original liens imposing a running fine calculated at \$50.00 a day commencing from January 30, 2025, and the Association, through a licensed contractor, shall perform all required improvements to the Property to abate such violations and shall complete the improvements to the City's satisfaction within twelve (12) months from the execution of this agreement. In the event of a Default or if the violations are not abated within the time periods specified in this Agreement, the City at its sole discretion may initiate foreclosure proceedings.

4. **The 40-year recertification.** This agreement addresses solely the liens mentioned herein, and does not waive the CITY's right to future Special Assessment Liens or Code Enforcement Liens. However, with respect to the 40-Year recertification, the City will continue to facilitate and allow permits to be pulled to maintain and improve the subject property during the pendency of the terms of the Settlement Agreement, and such permits shall not be unreasonably withheld, as long as the Association is not in default. Permit shall mean any permit issued or required to be issued by the appropriate governmental agency and/or department authorized to issue such permits, including but not limited to applicable permits for construction, demolition, foundation, dredging, filling, the alteration or repair or installation of sanitary plumbing, water supply, gas supply, electrical wiring or equipment, elevator or hoist, HVAC, sidewalk, curbs, gutters, drainage structures, paving and the like.

5. The Association shall obtain any and all necessary permits to complete any and all work related to its 40-year recertification within twelve (12) months from the execution of this agreement where feasible, and shall complete the improvements to the City's satisfaction. The Association shall ensure the performance of all improvements described above in compliance with the South Florida Building Code, the City Code and permitting process.

6. The Association warrants and represents that all persons performing work pursuant to this Agreement are skilled personnel licensed by local, state, and federal regulatory agencies.

7. The Association agrees to abide by all minimum housing standards as promulgated by the City, Miami-Dade County, and the State of Florida.

8. The Parties agree that time is of the essence.

9. An event of default shall mean a breach of this Agreement by the Association, its agents, or employees. Without limiting the generality of the foregoing and in addition to those instances referred to as a breach, an event of default shall include, but shall not be limited to, the following:

a. The Association failed to make timely monthly payments;

b. The Association has not performed the improvements pursuant to the time frame(s) required under this Agreement;

b. The Association has failed to obtain the approval of the City where required by this Agreement; or

c. The Association has refused or failed to perform the improvements as described in this Agreement.

10. If an event of default occurs, the City will advise the Association that the default must be cured within ten(10) days, or this Agreement will be terminated, and the City shall utilize the amount described above to offset its liens and assessments and its costs and expenses to abate the violation and shall take appropriate legal action to enforce this Agreement. The Association agrees to be liable and pay for all expenses and costs, including attorney's fees at trial and appellate levels, and court costs incurred by the City arising out of or in connection with this Agreement including the City's efforts to enforce its rights under this Agreement.

11. If the City's costs or expenses exceed the Settlement amount, and where permitted by law, the City may impose a lien for such service costs or expenses which shall supersede the lien of any inferior mortgage on the Property, and where such mortgages were executed or recorded prior to the existence of this lien, the Association as the mortgagor agrees that the City's lien is superior; and provided that the mortgagee agrees to a subordination of such mortgages, the City's lien shall take priority above all other recorded liens, except county tax lien and liens of equal dignity with county tax liens.

12. The City may avail itself of each and every remedy existing at law or in equity, and each and every such remedy shall be in addition to every other remedy specifically given or otherwise existing and may be exercised from time to time and as often and in such order as may be deemed expedient by the City. The exercise, or the beginning of the exercise, of one remedy shall not be deemed to be a waiver of the right to exercise any other remedy. The City's rights and

remedies as set forth in this Agreement are not exclusive and are in addition to any other rights and remedies available to the City in law or in equity.

13. No alteration, change, or modification of the terms of this Agreement shall be valid unless made in writing, signed by all parties.

14. This Agreement shall be governed by and construed according to the laws of the State of Florida, and venue shall be in Miami-Dade County, Florida.

15. This writing embodies the entire agreement and understanding between the parties, and there are no other agreements and understandings, oral or written, with reference to this subject matter that are not merged and superseded.

16. This Agreement shall be recorded by the City in the public records of Miami-Dade County, Florida, at Association's expense.

17. The City desires to enter into this Agreement only if in so doing the City can place a limit on the City's liability for any cause of action arising out of the Agreement, so that its liability never exceed the agreed sum of \$100.00. Association expresses its willingness to enter into this Agreement with Association's recovery from the City for any action or claim arising from this Agreement to be limited to \$100.00. Accordingly, and notwithstanding any other term or condition of this Agreement, Association agrees that the City shall not be liable to Association for damages in any amount in excess of \$100.00, for any action or claim of the Association or any third party arising out of this Agreement. Nothing contained in this paragraph or elsewhere in this Agreement is any way intended to be a waiver of the limitation placed upon the City's liability as set forth in Chapter 768, Florida Statutes. Additionally, the City does not waive sovereign immunity, and no claim or award against the City shall include attorney's fees, investigative costs, or pre-judgment interest.

18. The Association shall indemnify, defend, and hold harmless the City, its officers, agents, and employees from and against any claim, demand or cause of action arising out of the actions of the Association, its agents, servants, employees, or subcontractors during the performance of this Agreement.

19. In the event that any provision of this Agreement is declared by any court of competent jurisdiction or any administrative judge to be void or otherwise invalid, all of the other terms, conditions and provisions of this Agreement shall remain in full force and effect to the same extent as if that part declared void or invalid had never been incorporated in the Agreement and in such form, the remainder of the Agreement shall continue to be binding upon the Parties.

20. Each person(s) executing this Agreement as an agent or in a representative capacity warrant that he or she is duly authorized to do so. The Association shall submit a corporate seal resulting upon execution of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.

WITNESS:

Kelly Pacheco

Print: Kelly Pacheco

ATTEST:

By: [Signature]
Vanessa Joseph, Esq.
City Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By: [Signature]
Jeff P.H. Cazeau, City Attorney

TROPICAL TERRACE CONDOMINIUM, INC.,
"ASSOCIATION"

By: [Signature]

Its: President.

Print: Marilee Echavarr

City of North Miami,
"City"

By: [Signature]
Anna-Bo Emmanuel
Interim City Manager

ME

Exhibit "A"

Permit Fee Estimate

Current Date March 11, 2025
Permit Type MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit # MHVIO-2017-00158
Address 13725 NE 6 AVE
NORTH MIAMI FL 33161

Fee Description	Fee Amount
CE COST ASSESMENT	\$100.00
LIEN RECORDING FEE	\$0.00
ADMINISTRATIVE FEE	\$0.00
RELEASE OF LIEN FEE	\$0.00
1ST PARTIAL BLBF PAYMENT	\$0.00
1ST PARTIAL BLMF PAYMENT	\$0.00
1ST PARTIAL CEBF PAYMENT	\$0.00
1ST PARTIAL CEMF PAYMENT	\$0.00
LIEN AMOUNT	\$0.00
CODE BOARD LIEN AMOUNT	\$0.00
BUILDING BOARD LIEN AMOUNT	\$0.00
BUILDING MAGISTRAT LIEN AMOUNT	\$0.00
ORIGINAL LIEN AMOUNT NO CHARGE	\$0.00
LIEN FINE INTEREST	\$0.00
ORIGINAL LIEN FINE INTEREST	\$0.00
Total	\$100.00

Permit Fee Estimate

Current Date March 11, 2025
Permit Type MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit # MHVIO-2017-00163
Address 13725 NE 6 AVE
NORTH MIAMI FL 33161

Fee Description	Fee Amount
CE COST ASSESMENT	\$100.00
LIEN RECORDING FEE	\$0.00
ADMINISTRATIVE FEE	\$0.00
RELEASE OF LIEN FEE	\$0.00
1ST PARTIAL BLBF PAYMENT	\$0.00
1ST PARTIAL BLMF PAYMENT	\$0.00
1ST PARTIAL CEBF PAYMENT	\$0.00
1ST PARTIAL CEMF PAYMENT	\$0.00
LIEN AMOUNT	\$0.00
CODE BOARD LIEN AMOUNT	\$0.00
BUILDING BOARD LIEN AMOUNT	\$0.00
BUILDING MAGISTRAT LIEN AMOUNT	\$0.00
ORIGINAL LIEN AMOUNT NO CHARGE	\$0.00
LIEN FINE INTEREST	\$0.00
ORIGINAL LIEN FINE INTEREST	\$0.00
Total	\$100.00

Permit Fee Estimate

Current Date March 11, 2025
Permit Type MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit # MHVIO-2022-00597
Address 13725 NE 6 AVE
MAIN
NORTH MIAMI FL 33161

Fee Description	Fee Amount
CE COST ASSESMENT	\$100.00
CE COST ASSESSMENT	\$0.00
LIEN RECORDING FEE	\$0.00
ADMINISTRATIVE FEE	\$0.00
RELEASE OF LIEN FEE	\$0.00
1ST PARTIAL BLBF PAYMENT	\$0.00
1ST PARTIAL BLMF PAYMENT	\$0.00
1ST PARTIAL CEBF PAYMENT	\$0.00
1ST PARTIAL CEMF PAYMENT	\$0.00
LIEN AMOUNT	\$0.00
CODE BOARD LIEN AMOUNT	\$0.00
BUILDING BOARD LIEN AMOUNT	\$0.00
BUILDING MAGISTRAT LIEN AMOUNT	\$0.00
ORIGINAL LIEN AMOUNT NO CHARGE	\$0.00
LIEN FINE INTEREST	\$0.00
Total	\$100.00

Permit Fee Estimate

Current Date March 11, 2025
Permit Type MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit # MHVIO-2022-00599
Address 13725 NE 6 AVE
MAIN
NORTH MIAMI FL 33161

Fee Description	Fee Amount
CE COST ASSESMENT	\$100.00
CE COST ASSESSMENT	\$0.00
LIEN RECORDING FEE	\$0.00
ADMINISTRATIVE FEE	\$0.00
RELEASE OF LIEN FEE	\$0.00
1ST PARTIAL BLBF PAYMENT	\$0.00
1ST PARTIAL BLMF PAYMENT	\$0.00
1ST PARTIAL CEBF PAYMENT	\$0.00
1ST PARTIAL CEMF PAYMENT	\$0.00
LIEN AMOUNT	\$0.00
CODE BOARD LIEN AMOUNT	\$0.00
BUILDING BOARD LIEN AMOUNT	\$0.00
BUILDING MAGISTRAT LIEN AMOUNT	\$0.00
ORIGINAL LIEN AMOUNT NO CHARGE	\$0.00
LIEN FINE INTEREST	\$0.00
Total	\$100.00

Permit Fee Estimate

Current Date March 11, 2025
Permit Type SANITATION DEPT. CIVIL VIOLATION TICKET
Permit # SDCVT-2017-00224
Address 13725 NE 6 AVE
NORTH MIAMI FL 33161

Fee Description	Fee Amount
SANITATION TICKETS	\$100.00
CE COST ASSESSMENT	\$0.00
LIEN RECORDING FEE	\$18.50
ADMINISTRATIVE FEE	\$10.00
RELEASE OF LIEN FEE	\$10.00
Total	\$138.50

Permit Fee Estimate

Current Date March 11, 2025
Permit Type SANITATION DEPT. CIVIL VIOLATION TICKET
Permit # SDCVT-2017-00057
Address 13725 NE 6 AVE
6
NORTH MIAMI FL 33161

Fee Description	Fee Amount
SANITATION TICKETS	\$250.00
CE COST ASSESSMENT	\$0.00
LIEN RECORDING FEE	\$18.50
ADMINISTRATIVE FEE	\$10.00
RELEASE OF LIEN FEE	\$10.00
Total	\$288.50

Permit Fee Estimate

Current Date March 11, 2025
Permit Type SANITATION DEPT. CIVIL VIOLATION TICKET
Permit # SDCVT-2017-00094
Address 13725 NE 6 AVE
6
NORTH MIAMI FL 33161

Fee Description	Fee Amount
SANITATION TICKETS	\$250.00
CE COST ASSESSMENT	\$0.00
LIEN RECORDING FEE	\$18.50
ADMINISTRATIVE FEE	\$10.00
RELEASE OF LIEN FEE	\$10.00
Total	\$288.50

Permit Fee Estimate

Current Date March 11, 2025
Permit Type SANITATION DEPT. CIVIL VIOLATION TICKET
Permit # SDCVT-2017-00106
Address 13725 NE 6 AVE
6
NORTH MIAMI FL 33161

Fee Description	Fee Amount
SANITATION TICKETS	\$250.00
CE COST ASSESSMENT	\$0.00
LIEN RECORDING FEE	\$18.50
ADMINISTRATIVE FEE	\$10.00
RELEASE OF LIEN FEE	\$10.00
Total	\$288.50

Permit Fee Estimate

Current Date March 11, 2025
Permit Type SANITATION DEPT. CIVIL VIOLATION TICKET
Permit # SDCVT-2017-00133
Address 13725 NE 6 AVE
6
NORTH MIAMI FL 33161

Fee Description	Fee Amount
SANITATION TICKETS	\$250.00
CE COST ASSESSMENT	\$0.00
LIEN RECORDING FEE	\$18.50
ADMINISTRATIVE FEE	\$10.00
RELEASE OF LIEN FEE	\$10.00
Total	\$288.50

Permit Fee Estimate

Current Date March 11, 2025
Permit Type SANITATION DEPT. CIVIL VIOLATION TICKET
Permit # SDCVT-2017-00174
Address 13725 NE 6 AVE
NORTH MIAMI FL 33161

Fee Description	Fee Amount
SANITATION TICKETS	\$250.00
CE COST ASSESSMENT	\$0.00
LIEN RECORDING FEE	\$18.50
ADMINISTRATIVE FEE	\$10.00
RELEASE OF LIEN FEE	\$10.00
Total	\$288.50

Permit Fee Estimate

Current Date March 11, 2025
Permit Type SANITATION DEPT. CIVIL VIOLATION TICKET
Permit # SDCVT-2017-00205
Address 13725 NE 6 AVE
NORTH MIAMI FL 33161

Fee Description	Fee Amount
SANITATION TICKETS	\$250.00
CE COST ASSESSMENT	\$0.00
LIEN RECORDING FEE	\$18.50
ADMINISTRATIVE FEE	\$10.00
RELEASE OF LIEN FEE	\$10.00
Total	\$288.50

Permit Fee Estimate

Current Date March 11, 2025
Permit Type SANITATION DEPT. CIVIL VIOLATION TICKET
Permit # SDCVT-2017-00234
Address 13725 NE 6 AVE
NORTH MIAMI FL 33161

Fee Description	Fee Amount
SANITATION TICKETS	\$250.00
CE COST ASSESSMENT	\$0.00
LIEN RECORDING FEE	\$18.50
ADMINISTRATIVE FEE	\$10.00
RELEASE OF LIEN FEE	\$10.00
Total	\$288.50



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2010-00524
Property Address : 13725 NE 6 AVENUE
 NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00036999

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	110,425.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	185,259.87
Pay-off through 4/30/2025	295,923.37

Daily Per Diem : \$ 36.30411

Dade County Official Record Book #27684 Page #3727-3728

Recording of Lien : **05-11-2011**

Date Lien Abated : **05-10-2023**

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2012-00308
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00041504

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	371,700.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	539,158.49
Pay-off through 4/30/2025	911,096.99

Daily Per Diem : \$ 122.20274

Dade County Official Record Book #28556 Page #3015-3016

Recording of Lien : 04-01-2013

Date Lien Abated : 05-10-2023

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2015-00388
Property Address : 13725 NE 6 AVENUE
 NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00061305

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	247,900.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	277,756.67
Pay-off through 4/30/2025	525,895.17

Daily Per Diem : \$ 81.50137

Dade County Official Record Book #29910 Page #1824-1825

Recording of Lien : 12-31-2015

Date Lien Abated : 09-15-2022

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2015-00421
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00061305

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	247,900.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	277,756.67
Pay-off through 4/30/2025	525,895.17

Daily Per Diem : \$ 81.50137

Dade County Official Record Book #29910 Page #1826-1827

Recording of Lien : 12-31-2015

Date Lien Abated : 09-15-2022

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2015-00422
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00061305

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	271,600.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	304,311.06
Pay-off through 4/30/2025	576,149.56

Daily Per Diem : \$ 89.29315

Dade County Official Record Book #29910 Page #1828-1829

Recording of Lien : 12-31-2015

Date Lien Abated : 05-10-2023

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00140
Property Address : 13725 NE 6 AVENUE
 NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	329,000.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	303,833.75
Pay-off through 4/30/2025	633,072.25

Daily Per Diem : \$ 108.16438

Dade County Official Record Book #30661 Page #3427-3428

Recording of Lien : **08-21-2017**

Date Lien Abated : **03-10-2021**

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00141
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	306,250.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	272,956.85
Pay-off through 4/30/2025	579,445.35

Daily Per Diem : \$ 100.68493

Dade County Official Record Book #30769 Page #1703-1704

Recording of Lien : 11-27-2017

Date Lien Abated : 03-10-2021

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00142
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Table with 2 columns: Fee Description, Fee Amount. Rows include CE COST ASSESSMENT (200.00), LIEN RECORDING FEE (18.50), ADMINISTRATIVE FEE (10.00), RELEASE OF LIEN FEE (10.00), DAILY FINE AMOUNT (467,500.00), DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE (431,739.45), and Pay-off through 4/30/2025 (899,477.95).

Daily Per Diem : \$ 153.69863

Dade County Official Record Book #30661 Page #3429-3430

Recording of Lien : 08-21-2017

Date Lien Abated : 09-15-2022

Please make check payable to: City of North Miami
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00143
Property Address : 13725 NE 6 AVENUE
 NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	573,500.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	529,631.18
Pay-off through 4/30/2025	1,103,369.68

Daily Per Diem : \$ 188.54795

Dade County Official Record Book #30661 Page #3431-3432

Recording of Lien : 08-21-2017

Date Lien Abated : 11-13-2023

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00145
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	467,500.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	431,739.45
Pay-off through 4/30/2025	899,477.95

Daily Per Diem : \$ 153.69863

Dade County Official Record Book #30661 Page #3433-3434

Recording of Lien : 08-21-2017

Date Lien Abated : 09-15-2022

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00147
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	526,750.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	486,457.23
Pay-off through 4/30/2025	1,013,445.73

Daily Per Diem : \$ 173.17808

Dade County Official Record Book #30661 Page #3435-3436

Recording of Lien : 08-21-2017

Date Lien Abated : 05-10-2023

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00148
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	526,750.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	486,457.23
Pay-off through 4/30/2025	1,013,445.73

Daily Per Diem : \$ 173.17808

Dade County Official Record Book #30661 Page #3437-3438

Recording of Lien : 08-21-2017

Date Lien Abated : 05-10-2023

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00149
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	467,500.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	431,739.45
Pay-off through 4/30/2025	899,477.95

Daily Per Diem : \$ 153.69863

Dade County Official Record Book #30661 Page #3439-3440

Recording of Lien : 08-21-2017

Date Lien Abated : 09-15-2022

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00150
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	526,750.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	486,457.23
Pay-off through 4/30/2025	1,013,445.73

Daily Per Diem : \$ 173.17808

Dade County Official Record Book #30661 Page #3441-3442

Recording of Lien : 08-21-2017

Date Lien Abated : 05-10-2023

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00151
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Table with 2 columns: Fee Description, Fee Amount. Rows include CE COST ASSESSMENT (200.00), LIEN RECORDING FEE (18.50), ADMINISTRATIVE FEE (10.00), RELEASE OF LIEN FEE (10.00), DAILY FINE AMOUNT (467,500.00), DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE (431,739.45), and Pay-off through 4/30/2025 (899,477.95).

Daily Per Diem : \$ 153.69863

Dade County Official Record Book #30661 Page #3443-3444

Recording of Lien : 08-21-2017

Date Lien Abated : 09-15-2022

Please make check payable to: City of North Miami
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00153
Property Address : 13725 NE 6 AVENUE
 NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	467,500.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	431,739.45
Pay-off through 4/30/2025	899,477.95

Daily Per Diem : \$ 153.69863

Dade County Official Record Book #30661 Page #3447-3448

Recording of Lien : 08-21-2017

Date Lien Abated : 09-15-2022

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00154
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	526,750.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	486,457.23
Pay-off through 4/30/2025	1,013,445.73

Daily Per Diem : \$ 173.17808

Dade County Official Record Book #30661 Page #3449-3450

Recording of Lien : 08-21-2017

Date Lien Abated : 05-10-2023

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00155
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	183,750.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	169,694.38
Pay-off through	4/30/2025
	353,682.88

Daily Per Diem : \$ 60.41096

Dade County Official Record Book #30661 Page #3451-3452

Recording of Lien : 08-21-2017

Date Lien Abated : 08-07-2019

Please make check payable to:

City of North Miami
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00159
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	526,750.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	486,457.23
Pay-off through	4/30/2025
	1,013,445.73

Daily Per Diem : \$ 173.17808

Dade County Official Record Book #30661 Page #3457-3458

Recording of Lien : 08-21-2017

Date Lien Abated : 05-10-2023

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00160
Property Address : 13725 NE 6 AVENUE
 NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	526,750.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	486,457.23
Pay-off through 4/30/2025	1,013,445.73

Daily Per Diem : \$ 173.17808

Dade County Official Record Book #30661 Page #3459-3460

Recording of Lien : 08-21-2017

Date Lien Abated : 05-10-2023

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00161
Property Address : 13725 NE 6 AVENUE
 NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	467,500.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	431,739.45
Pay-off through	4/30/2025
	899,477.95

Daily Per Diem : \$ 153.69863

Dade County Official Record Book #30661 Page #3461-3462

Recording of Lien : 08-21-2017

Date Lien Abated : 09-15-2022

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00162
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	467,500.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	431,739.45
Pay-off through	4/30/2025
	899,477.95

Daily Per Diem : \$ 153.69863

Dade County Official Record Book #30661 Page #3463-3464

Recording of Lien : 08-21-2017

Date Lien Abated : 09-15-2022

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00164
Property Address : 13725 NE 6 AVENUE
 NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	467,500.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	431,739.45
Pay-off through 4/30/2025	899,477.95

Daily Per Diem : \$ 153.69863

Dade County Official Record Book #30661 Page #3465-3466

Recording of Lien : 08-21-2017

Date Lien Abated : 09-15-2022

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : MINIMUM HOUSING STANDARDS VIOLATION (MHVIO)
Permit No. : MHVIO-2017-00165
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00066787

Fee Description	Fee Amount
CE COST ASSESSMENT	200.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	467,500.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	431,739.45
Pay-off through	4/30/2025
	899,477.95

Daily Per Diem : \$ 153.69863

Dade County Official Record Book #30661 Page #3467-3468

Recording of Lien : 08-21-2017

Date Lien Abated : 09-15-2022

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division



CITY OF NORTH MIAMI

776 NE 125 Street • North Miami • FL 33161 • (305)-893-6511

Code Lien Pay-off

Date : March 11, 2025
Permit Type : LIENS WITH ABATED LEGACY VIOLATIONS
Permit No. : FLIEN-2010-00269
Property Address : 13725 NE 6 AVENUE
NORTH MIAMI FL 33161
County Folio : 06-2219-051-0001
Primary Customer # : 00036989

Fee Description	Fee Amount
CE COST ASSESSMENT	50.00
LIEN RECORDING FEE	18.50
ADMINISTRATIVE FEE	10.00
RELEASE OF LIEN FEE	10.00
DAILY FINE AMOUNT	19,900.00
DAILY FINE INTEREST FROM DATE LIEN RECORDED TO PAY-OFF DATE	41,132.48
PARTIAL PAYMENT	(2,163.37)
Pay-off through 4/30/2025	58,957.61

Daily Per Diem : \$ 6.54247

Dade County Official Record Book #26210 Page #0657-0658

Recording of Lien : 02-12-2008

Date Lien Abated : 12-30-2008

Please make check payable to: **City of North Miami**
776 NE 125 Street
North Miami FL 33161
Attn.: Collections & Liens Division

66 HIALEAH APARTMENTS,LLC
328 CRANDON BLVD 119-310
KEY BISCAYNE, FL 33149

4/16/2025

PAY TO THE ORDER OF CITY OF NORTH MIAMI

\$20,000.00

DOLLARS

***** TWENTY THOUSAND *****

CITY OF NORTH MIAMI



[Handwritten Signature]
AUTHORIZED SIGNATURE

MEMO Lien settlement

THE BACK OF THIS DOCUMENT CONTAINS CHECK SECURITY WATERMARK AND COIN REACTIVE INK

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Security Features Included Details on back

66 HIALEAH APARTMENTS,LLC

CITY OF NORTH MIAMI

4/16/2025

ONENESS MANAGEMENT

Loan to Tropical Terrace condo

\$20,000.00

Lien settlement

\$20,000.00

66 HIALEAH APARTMENTS,LLC

CITY OF NORTH MIAMI

4/16/2025

ONENESS MANAGEMENT

Loan to Tropical Terrace condo

\$20,000.00

Lien settlement

\$20,000.00



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• Micro-Perforation - MP*	• Small, fine, evenly spaced perforations around the perimeter of the document. Micro-Perforation Security has exposed blank if copied or scanned.
• Check Security Watermark	• Absence of the words "Original Document" on the back of the check. Held at a 45° angle to view.
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• Check Security Screen	• Absence of the words "Original Document" on the back of the check.
• Heat Sensitive Ink	• Red lines and bars will heat. Red lines between bars & larger or brighter on image by radiation.
• Color Resistor Ink	• Key's color resolution can change when scanned with a color scanner.

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